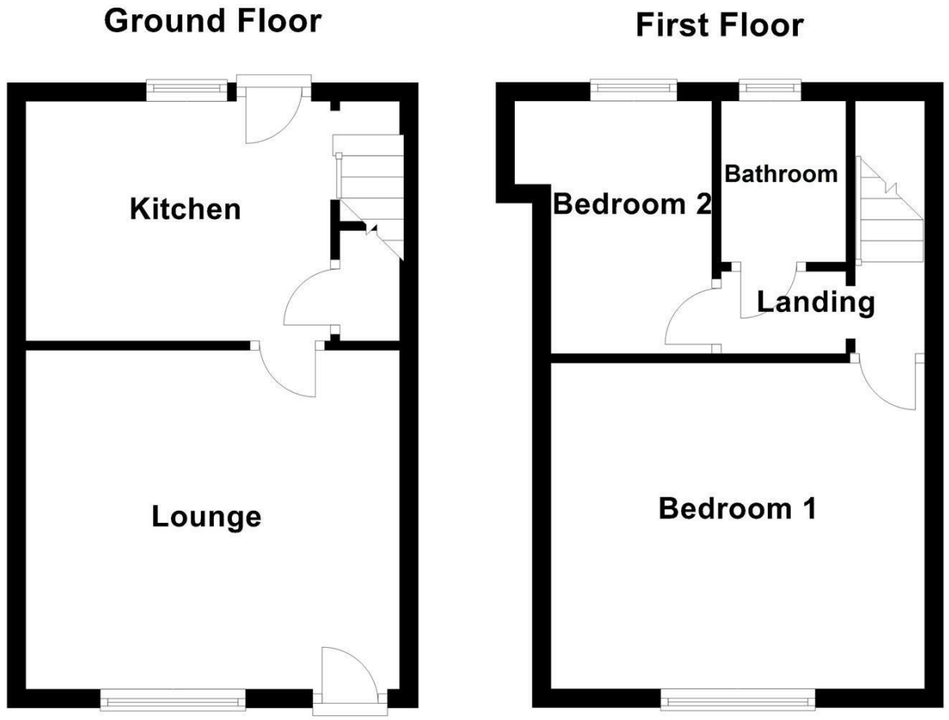

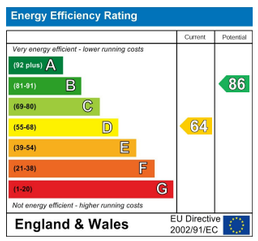

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

127 Flanshaw Lane, Wakefield, WF2 9JF

For Sale Freehold £120,000

An ideal property for the buy to let investor is this two bedroom terrace property to be sold with tenant in situ, currently achieving a rental income of £625pcm, benefitting from gas central heating and UPVC double glazing.

The property comprises of lounge, kitchen and cellar. To the first floor there are two bedrooms and a house bathroom/w.c. Externally, the property has a low maintenance garden to the front.

The property is well placed to local amenities including shops and schools with local bus routes nearby and has great access to the motorway network.

An early viewing comes highly recommended.

ACCOMMODATION

LOUNGE
13'0" x 12'1" (3.98m x 3.69m)
UPVC double glazed window to the front, gas central heating radiator, coving to the ceiling, picture rail, electric fire with modern surround and door leading through into the kitchen.

KITCHEN
12'8" x 8'7" (3.87m x 2.62m)
Wall and base units with work surface over, stainless steel sink and drainer. Integrated oven/grill, four ring electric hob, recess ceiling spotlights, drawers on base units and UPVC double glazed window and UPVC door to the rear. Gas central heating radiator, integrated fridge and plumbing for a washing machine. Boiler housed within kitchen. Door off down to the cellar and doorway off to first floor landing.

FIRST FLOOR LANDING
Doors to two bedrooms and bathroom/w.c. Loft access.

BEDROOM ONE
13'1" x 11'11" (4.01m x 3.64m)
UPVC double glazed window to the front, gas central heating radiator and coving to the ceiling.

BEDROOM TWO
7'8" max x 8'11" max (2.35m max x 2.74m max)
UPVC double glazed window to the rear, central heating radiator, laminate flooring and fitted wardrobe.

BATHROOM/W.C.
4'9" x 5'8" (1.46m x 1.74m)
Low flush w.c., pedestal wash basin, panelled bath and part tiled walls. UPVC double glazed frosted window to the rear and door to airing cupboard.

OUTSIDE
Low maintenance flagged garden to the front, with off street parking for one vehicle.

PLEASE NOTE
The images incorporating within this particulars are not of a recent date.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our six local offices.