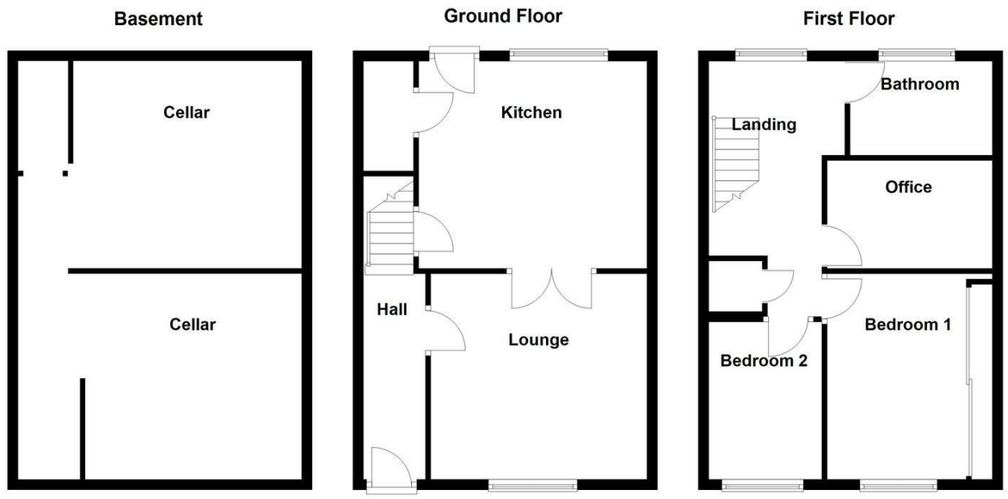
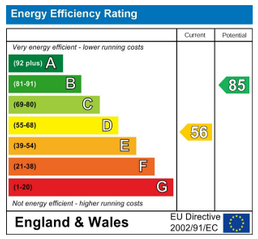


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

7 Fryergate, Wakefield, WF2 9PS

For Sale Freehold £145,000

Situated close to Wakefield city centre is this two bedroom mid terrace property benefiting from gardens, two bedrooms and cellar.

The accommodation comprises entrance hall, lounge, kitchen leading down to the spacious storage cellar and to the first floor landing there is access to two bedrooms, an occasional room and the bathroom/w.c. Outside there is a lawned garden to the rear with patio, whilst to the front there is a low maintenance yard.

Ideally placed for all local shops and amenities that Wakefield has to offer including schools. It is well positioned for the motorway network and those looking to commute further afield for work.

Spacious throughout, a viewing is highly recommended.

ACCOMMODATION

HALLWAY
Front UPVC entrance door, central heating radiator, access to the lounge and kitchen. Staircase to the first floor landing.

LOUNGE
13'7" x 9'6" (4.15m x 2.92m)
UPVC double glazed window to the front elevation, wood effect laminate flooring, central heating radiator, feature gas fireplace with wood surround. Double doors to the kitchen diner.

KITCHEN
14'1" x 13'0" (4.31m x 3.98m)
UPVC double glazed window and door to the rear elevation, fitted kitchen with an array of wall and base units for storage, space for gas cooker, plumbing for washing machine, space for a fridge freezer, open fireplace, sink and drainer unit, boiler, central heating radiator, door to the cellar.

CELLAR

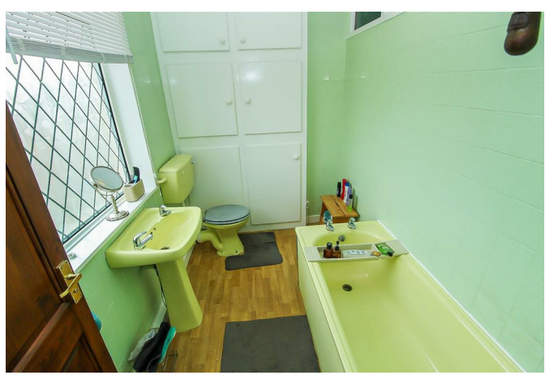
FIRST FLOOR LANDING
UPVC double glazed window to the rear elevation, access to the bedrooms and the bathroom/w.c.

BEDROOM ONE
12'11" x 7'1" (3.96m x 2.16m)
UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes with sliding mirrored doors to one wall.

BEDROOM TWO
9'10" x 6'10" (3.00m x 2.09m)
UPVC double glazed window to the front elevation, central heating radiator.

OCCASIONAL ROOM
6'11" x 6'9" (2.12m x 2.07m)
Currently used as a bedroom, frosted single glazed panel window to the bathroom.

BATHROOM/W.C.
8'10" x 5'9" (2.71m x 1.77m)
Frosted UPVC double glazed window to the rear elevation, wash hand basin, w.c. and bath. Fully tiled walls and central heating radiator.



OUTSIDE
To the rear of the property there is a low maintenance lawn with a flagged patio seating area. Space for a shed. The front has a low maintenance yard. On street parking.

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

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

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.