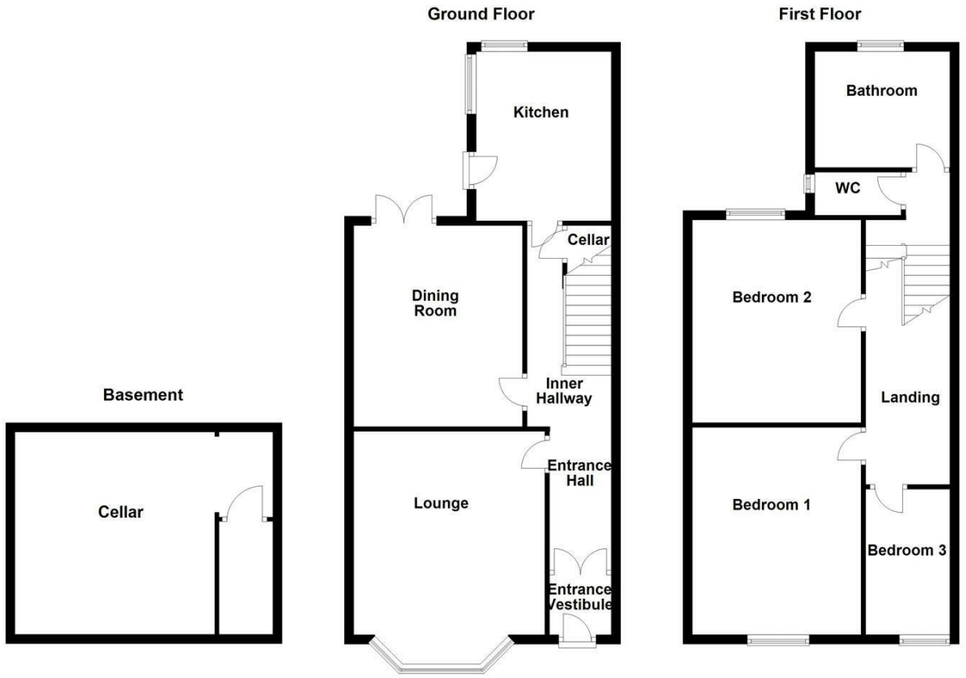
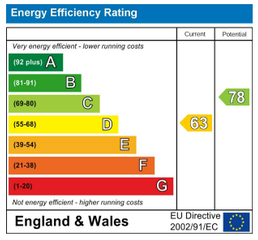


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

65 Barnsley Road, Wakefield, WF1 5LE

For Sale Freehold £260,000

Proudly introduced to the market is this impressive three bedroom bay fronted terraced property, situated in a popular residential area. Offering spacious accommodation throughout, the property benefits from two reception rooms, three bedrooms, off road parking and a wealth of character features, making it ideal for a range of buyers including first time purchasers and growing families.

The accommodation briefly comprises an entrance vestibule with double doors leading into the welcoming entrance hall, which provides access to the first floor and the principal reception rooms. To the front is a spacious living room featuring a bay window which floods the room with natural light, whilst a separate dining room offers an excellent space for family dining and entertaining. The fitted kitchen provides access to the rear garden and the cellar, which is currently utilised as a useful storage area. To the first floor, a generous landing leads to two well proportioned double bedrooms, a further single bedroom, a three piece family bathroom and a separate WC. Externally, the property enjoys a traditional buffer garden to the front. To the rear is a low maintenance enclosed garden together with a useful outbuilding housing the gas combination boiler. The property also benefits from off road parking via a concrete driveway to the rear.

The property is ideally positioned for access to a wide range of local amenities, schools, shops and leisure facilities, whilst Wakefield city centre is within easy reach. Excellent transport links are available nearby, including Wakefield Kirkgate and Sandal & Agbrigg railway stations, together with convenient access to the motorway network for commuters.

Only a full internal inspection will truly appreciate the space, character and lifestyle opportunity this fantastic home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE VESTIBULE
Entered via a UPVC front entrance door, the entrance vestibule features tiled flooring and glazed double doors leading through into the main entrance hall.

ENTRANCE HALL
A spacious entrance hall with central heating radiator, original coving to the ceiling, staircase leading to the first floor landing, access down to the cellar and openings through to the lounge, dining room and kitchen.

CELLAR
Accessed from the entrance hall via a staircase, the cellar provides useful storage space and benefits from a small window to the front elevation along with the original coal store.

LOUNGE
16'6" x 13'5" (5.05m x 4.11m)
A generously sized reception room featuring a UPVC double glazed bay window overlooking the front elevation, carpeted flooring, central heating radiator, original coving to the ceiling and a feature gas fireplace with decorative surround.

DINING ROOM
13'10" x 11'0" (4.24m x 3.36m)
A spacious second reception room with carpeted flooring, central heating radiator, original coving to the ceiling, feature gas fireplace with marble surround and UPVC patio doors leading out to the rear garden.

KITCHEN
8'11" x 11'4" (2.72m x 3.47m)
Fitted with a range of wall and base units with laminate work surfaces incorporating an inset ceramic sink and drainer with mixer tap. There is space for a range cooker with tiled splashback, space and plumbing for a washing machine and space for a fridge freezer. The kitchen also benefits from tiled flooring, recessed spotlights, UPVC double glazed windows to the side and rear elevations, and a timber door providing access to the rear garden.

FIRST FLOOR LANDING
Carpeted flooring and doors leading to three bedrooms, the house bathroom and separate W.C.

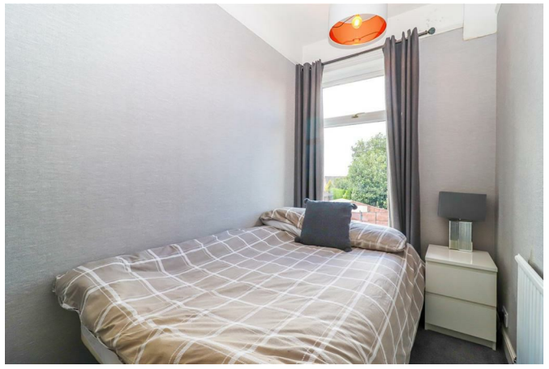
BATHROOM
9'1" x 8'4" (2.77m x 2.55m)
Fitted with a panelled bath with hot and cold taps, shower attachment and electric shower over, wash basin with storage cupboards beneath and tiled walls from floor to ceiling. The room also benefits from a central heating radiator, extractor fan, loft access, recessed spotlights and a frosted UPVC double glazed window to the rear elevation.

W.C.
2'7" x 5'10" (0.80m x 1.78m)
Comprising a low flush W.C., carpeted flooring and a frosted UPVC double glazed window to the side elevation.

BEDROOM ONE
13'9" x 11'1" (4.20m x 3.39m)
A spacious double bedroom with carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.

BEDROOM TWO
12'10" x 11'6" (3.93m x 3.51m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM THREE
9'8" x 5'6" (2.97m x 1.69m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



OUTSIDE
To the front of the property is a traditional buffer garden with a concrete pathway leading to the entrance door. To the rear is a low maintenance enclosed garden incorporating flagged patio areas and paving throughout. There is also the added benefit of off road parking via a concrete driveway and a brick built outbuilding providing useful storage space.

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

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 local offices.