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OSSETT  
01924 266 555

HORBURY  
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01924 899 870

PONTEFRACT & CASTLEFORD  
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## 28 Chestnut Walk, Wakefield, WF2 0TX

### For Sale Freehold £179,950

Having undergone full refurbishment is this superbly presented two bedroom end terrace property benefitting from modern kitchen and bathroom, off road parking, front and rear gardens.

The property briefly comprises of the entrance vestibule, living room and kitchen/diner. The first floor landing leads to two bedrooms and house bathroom. Outside to the front is a lawned garden incorporating mature tree with paved pathway to the front door. To the rear is a tiered rear garden with pebbled areas, paved patio area and a lawned area with shrubs. There is a separate concrete driveway which provides off road parking for one/two vehicles.

The property is ideally located for all local shops and amenities, whilst being a short drive away from the motorway network for those looking to travel further afield.

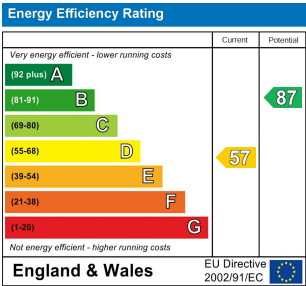
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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.





ACCOMMODATION

ENTRANCE VESTIBULE

UPVC front entrance door, UPVC double glazed frosted window to the front and an opening through to the living room.

LIVING ROOM

17'2" x 11'8" [max] x 8'10" [min] [5.25m x 3.57m [max] x 2.7m [min]]

Door to the kitchen/diner, central heating radiator, stairs to the first floor landing, UPVC double glazed window to the front and wall mounted electric fireplace.



KITCHEN/DINER

11'9" x 10'11" [max] x 8'0" [min] [3.6m x 3.35m [max] x 2.45m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, integrated oven with four ring induction hob, space and plumbing for a washing machine and space for a fridge/freezer. Understairs storage cupboard, central heating radiator, spotlights, UPVC double glazed window to the rear and frosted rear door.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and house bathroom.

BEDROOM ONE

11'7" x 10'9" [max] x 8'8" [min] [3.55m x 3.3m [max] x 2.66m [min]]

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

11'9" x 8'0" [3.6m x 2.46m]

UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

8'11" x 4'8" [2.72m x 1.44m]

Low flush w.c., ceramic wash basin with mixer tap and panelled bath with over bath shower. UPVC double glazed frosted window to the side, chrome ladder style radiator, spotlights and storage cupboard.



OUTSIDE

To the front is a lawned garden with mature tree and paved pathway to the front door. To the rear is a tiered rear garden with pebbled areas, paved patio area, perfect for outdoor dining and a lawned area with shrubs. A concrete driveway provides off road parking for one/two vehicles.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Chestnut Walk is located on a quiet residential estate, Silcoates Park. Within a two minute walk are Wrenthorpe Park and Balne Lane fields. Both are great for walkers, dog walkers, or even mountain biking. Close to a bus route, it is only a 15 minute walk to Westgate train station, with its free city shuttle bus service for getting around the city centre. "

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 local offices.