

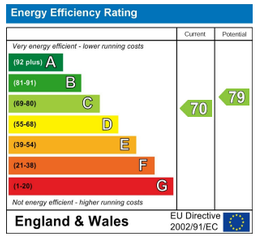
Total area: approx. 131.8 sq. metres

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

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30 Agbrigg Road, Wakefield, WF1 5AQ

For Sale Freehold £280,000

Available with no chain is this three double bedroom semi detached house with accommodation over three levels. The accommodation has been renovated throughout to a high standard and the property benefits from a modern fitted kitchen, double glazing and gas central heating throughout.

Briefly comprising of the entrance hall, living room with bay window to the front, downstairs W.C., dining room and a modern fitted kitchen to the ground floor. The first floor comprises of two double bedrooms, the house bathroom and the second floor landing which leads to one further double bedroom with en suite facilities. Outside, to the front of the property there is an 'L' shaped driveway which provides ample off road parking complemented by a Yorkshire stone pathway leading to a covered porch. To the side of the property the driveway continues down the side of the property leading to a timber gate providing access to the rear garden. The rear garden is fully enclosed and features a patio, lawned garden, pergola and a timber summer house.

Located within easy reach of Wakefield city centre, Sandal/Agbrigg Railway Station and Kirkgate Railway Station. All local amenities, including shops and schools, are within close proximity. Local bus routes run to and from Wakefield city centre.

An internal inspection is highly recommended to fully appreciate all that this fantastic property has to offer. Early viewing is advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Staircase to the first floor landing, storage cupboard with plumbing for a washing machine, central heating radiator, solid oak flooring and doors to the living room, dining room, kitchen and downstairs w.c.

LIVING ROOM
14'6" x 12'2" (4.42m x 3.73m)
A well proportioned living room featuring an electric fire with a decorative surround incorporating matching wooden detailing, creating a central focal point and a UPVC double glazed bay window to the front.



DINING ROOM
14'6" x 13'2" (4.43m x 4.03m)
A contemporary dining room fitted with a vertical radiator in a dark grey finish, central heating radiator and UPVC double glazed French doors to the rear garden.



DOWNSTAIRS W.C.
Comprising a wash hand basin with mixer tap set within high-gloss vanity units, and a low-level WC. The room benefits from fully tiled flooring and an extractor fan to the ceiling.

UTILITY
A useful utility space, formerly a storage cupboard, offering practicality for additional appliances and household storage.

KITCHEN
13'1" x 9'0" (4.0m x 2.76m)
A modern kitchen fitted with a range of contemporary white wall and base units, offering space for a large freestanding fridge freezer. Laminate splash back, integrated dishwasher, integrated oven and grill with four ring electric hob and cooker hood above, UPVC double glazed window to the rear, 1 1/2 stainless steel sink and drainer, fully tiled floor, inset spotlights to the ceiling, two Velux windows and central heating radiator.

FIRST FLOOR LANDING
Staircase to the second floor and doors to two bedrooms and the house bathroom/w.c.

BEDROOM ONE
14'5" x 12'2" (4.41m x 3.72)
Central heating radiator, UPVC double glazed window to the front elevation and storage cupboard housing the boiler.



BEDROOM TWO
10'3" x 14'6" (3.14m x 4.43m)
UPVC double glazed window to the rear elevation and central heating radiator.



HOUSE BATHROOM
7'4" x 8'9" (2.24m x 2.67m)
A modern three piece suite comprising panelled bath with thermostatic shower above, low flush w.c. and ceramic wash basin over high gloss vanity units. Part tiled walls, fully tiled floor, central heating radiator, inset spotlights to the ceiling, extractor fan, black ladder style radiator and UPVC double glazed frosted window to the front elevation.



SECOND FLOOR LANDING
Exposed beam, double glazed Velux window to the rear and door to bedroom three.

BEDROOM THREE
13'0" x 14'7" (max) (3.97m x 4.46m (max))
Inset spotlights to the ceiling, exposed beams, two double glazed Velux windows, two central heating radiators and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM
5'9" x 9'5" (1.76m x 2.88m)
Three piece suite comprising walk-in shower with thermostatic shower, low flush w.c. and pedestal wash basin. Part tiled walls, fully tiled floor, extractor fan, central heating radiator and double glazed Velux window to the front.

OUTSIDE
To the front of the property is an 'L' shaped resin driveway which wraps around the front and side, providing ample off road parking. A Yorkshire stone paved pathway leads to a covered porch with a UPVC canopy over the front door. The resin driveway continues down the side of the property, leading to a timber gate providing access to the rear garden. The rear garden features a continuation of the resin surface, forming a wrap around patio area, along with a covered pergola with a Perspex roof. There is a timber summer house with double doors and single glazed windows to the side, complete with laminate flooring, lighting, and power, set on a timber decked patio. The garden itself is mainly laid to lawn and fully enclosed by solid brick built walls on all three sides, offering a high degree of privacy. A further large timber summer house is divided into two sections, with double doors to one side and a single door to the other. A timber decked seating area provides an ideal space for al fresco dining overlooking the garden. Additionally, there is a designated cat enclosure area with a cat flap leading to a secure timber run, ideal for pet owners.



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.

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

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