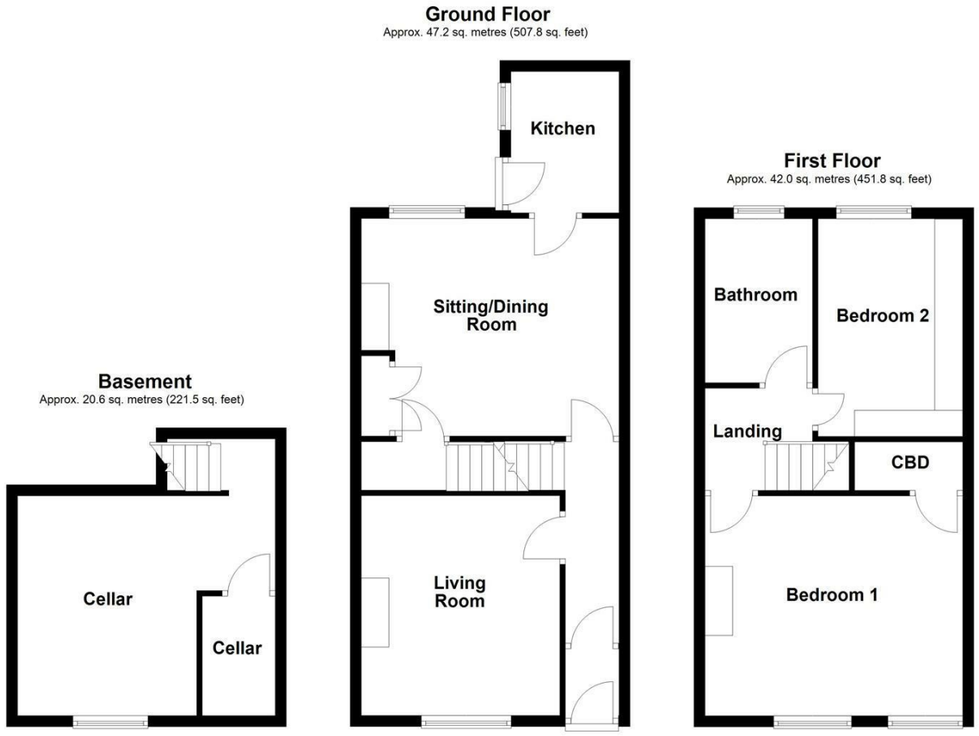


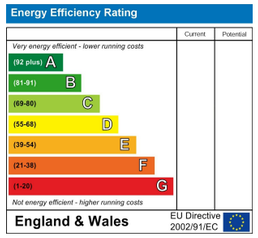
Total area: approx. 109.7 sq. metres (1181.1 sq. feet)

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

25 Elm Tree Street, Wakefield, WF1 5DZ

For Sale Freehold £129,000

A fantastic opportunity to acquire this two bedroom mid terraced home, benefitting from two spacious reception rooms, two double bedrooms, a large detached single garage to the rear and a low maintenance enclosed garden. Ready to move into, offered for sale with no chain and vacant possession.

The accommodation briefly comprises an entrance vestibule, entrance hall, living room, separate sitting/dining room and fitted kitchen. To the lower ground floor are two useful cellar rooms, with the cellar benefitting from power and lighting. To the first floor, the landing provides access to two generous double bedrooms and a three piece family bathroom. The principal bedroom benefits from a built in wardrobe, whilst the second bedroom enjoys fitted wardrobes, providing excellent storage. Externally, permit parking is available to the front on a first come, first served basis. To the rear is an attractive L-shaped paved garden designed with ease of maintenance in mind. The garden also incorporates a useful brick built outbuilding with timber door and window, a timber storage shed and a larger than average detached single garage with an up and over door. A timber gate provides access to the rear lane, whilst the garden itself is fully enclosed by timber fencing.

The property is conveniently positioned close to a range of local amenities and well regarded schools, with regular bus services providing easy access to Wakefield city centre and surrounding areas. The M62 motorway network is also only a short distance away, making the property particularly appealing to commuters travelling further afield.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

ACCOMMODATION

ENTRANCE VESTIBULE
Entered via a double glazed front entrance door with a timber double glazed frosted fanlight above and decorative coving to the ceiling. A timber door leads through to the entrance hall.

ENTRANCE HALL
A central heating radiator, ornate coving to the ceiling, feature archway, fixed coat rack and staircase leading to the first floor landing. Doors provide access to the living room and sitting/dining room.

LIVING ROOM
11'9" x 12'6" (3.59m x 3.82m)
A charming reception room with partial ornate coving and picture rail, timber double glazed window to the front elevation, central heating radiator and a feature gas fire set within a marble inset and decorative surround.

SITTING/DINING ROOM
12'11" x 15'5" (3.95m x 4.71m)
A spacious second reception room with ceiling rose, coving to the ceiling, timber double glazed window to the rear elevation and central heating radiator. A feature gas fire sits within a tiled inset and wooden surround. Double doors open to built-in storage cupboards to the side of the chimney breast, whilst further doors lead to the kitchen and cellar.

KITCHEN
8'5" x 6'5" (2.58m x 1.97m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob with cooker hood above and plumbing for a washing machine with undercounter appliance space. Further features include a central heating radiator, fully tiled floor, half tiled walls, wall mounted combination boiler, strip lighting, timber double glazed window to the side elevation and timber rear entrance door leading to the garden.

CELLAR
10'6" x 12'11" (3.22m x 3.96m)
A useful cellar room with light, power and fitted workbench. A timber single glazed window overlooks the front elevation and a further timber door provides access to the original coal store.

FIRST FLOOR LANDING
Providing access to two bedrooms and the house bathroom.

BEDROOM ONE
12'7" x 15'5" (3.84m x 4.70m)
A generous double bedroom with two timber double glazed windows to the front elevation, central heating radiator and access to a built-in wardrobe housing the loft access.

BEDROOM TWO
12'7" x 8'7" (3.85m x 2.64m)
Coving to the ceiling, fitted wardrobes and storage cupboards, central heating radiator and a timber double glazed window to the rear elevation.

BATHROOM/W.C.
9'10" x 6'5" (3.01m x 1.96m)
Appointed with a three piece suite comprising a low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower attachment. Further features include half tiled walls, central heating radiator, coving to the ceiling, wall mounted extractor fan and a timber double glazed frosted window to the rear elevation.

OUTSIDE
To the front of the property there is on street permit parking and direct access into the home. To the rear is a low maintenance L-shaped paved patio, ideal for outdoor dining and entertaining, together with a timber shed and a brick built outbuilding with a timber single glazed frosted window.

DETACHED GARAGE
17'11" x 11'0" (5.47m x 3.37m)
A larger than average detached garage with manual up and over door to the front, timber double glazed window to the side elevation and a concrete driveway positioned in front. A timber gate and pathway provide access around the side of the garage.

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.