



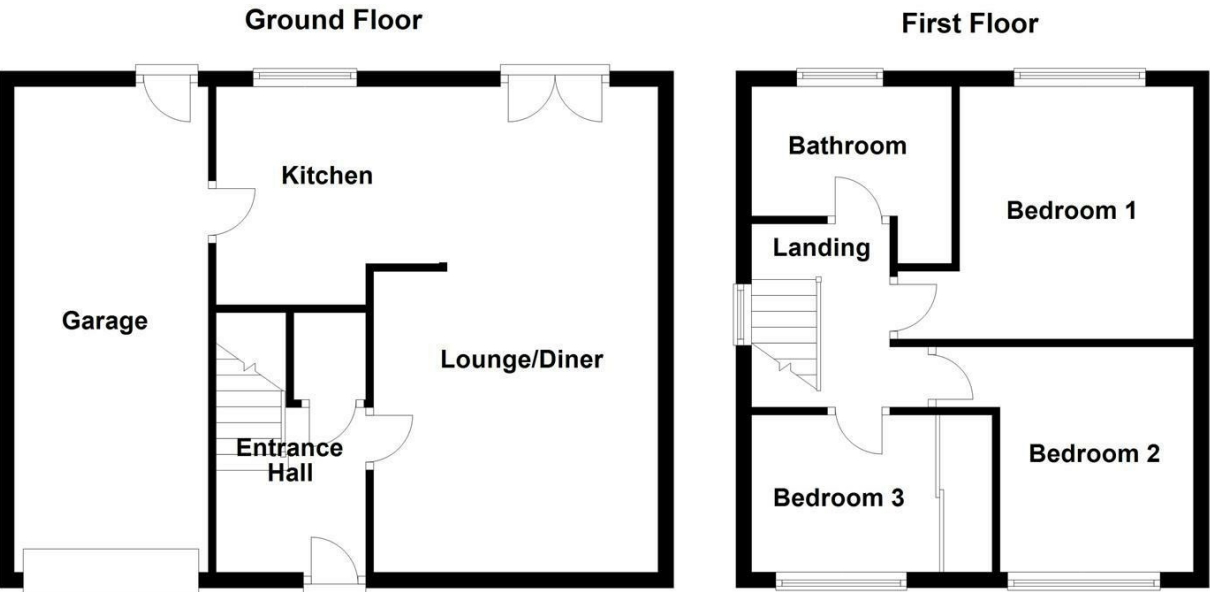
WAKEFIELD  
01924 291 294

OSSETT  
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62 Wharnccliffe Road, Wakefield, WF2 7QA

For Sale Freehold £220,000

Proudly introducing to the market is this well presented three bedroom semi detached property benefiting from driveway with garage and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner with access to the garage. The first floor landing leads to three bedrooms and four piece house bathroom. Outside to the front is a driveway parking providing off road parking for two vehicles leading to the single garage. To the rear is a landscaped garden tiered with paved patio area and lawned garden, enclosed by timber fencing.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendl Lane Primary School which is only minutes walk away and Kettlethorpe High School. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

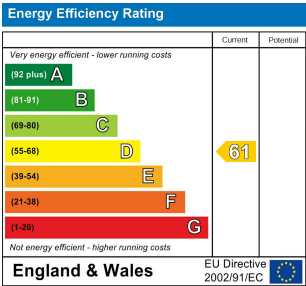
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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 HALL

UPVC front entrance door, solid wooden flooring, central heating radiator, storage cupboard, stairs to the first floor landing and door to the living room.

### LIVING ROOM

12'4" x 11'8" [3.76m x 3.57m]

UPVC double glazed bay window to the front elevation, central heating radiator, spotlights, electric fireplace with feature surround and open through to the kitchen/diner.



### KITCHEN/DINER

18'2" x 6'10" [5.56m x 2.10m]

Range of wall and base units with quartz work surface over, inset sink and drainer with mixer tap, integrated double oven, four

ring induction hob. Integrated fridge/freezer, integrated dishwasher, integrated washing machine, extractor fan, spotlights, tiled flooring, UPVC double glazed French doors and window to the rear garden. Door providing access into the attached garage.



### GARAGE

20'10" x 7'2" [6.37m x 2.20m]

UPVC double glazed double doors, laminate flooring and UPVC door to the rear.

### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, coving to the ceiling, loft access, doors to three bedrooms and house bathroom.

### BATHROOM/W.C.

8'2" x 4'7" [2.50m x 1.40m]

Four piece suite comprising shower cubicle, panelled bath, wash hand basin and low flush w.c. with useful storage cupboards. UPVC double glazed frosted window, chrome ladder style radiator and laminate flooring.



### BEDROOM ONE

10'3" x 9'8" [3.13m x 2.96m]

Laminate flooring, UPVC double glazed window to the rear elevation, fitted wardrobes and central heating radiator.



### BEDROOM TWO

9'2" x 10'9" [2.80m x 3.28m]

Central heating radiator and UPVC double glazed window to the front elevation.



### BEDROOM THREE

7'6" x 6'6" [2.30m x 1.99m]

Range of fitted wardrobes, central heating radiator and UPVC double glazed window to the front elevation.



### OUTSIDE

To the front is a block paved driveway providing off road parking for two vehicles leading to the single attached garage. To the rear is a landscaped garden tiered into two sections with flagged patio area and lawned garden, enclosed by timber fencing.



### 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.