



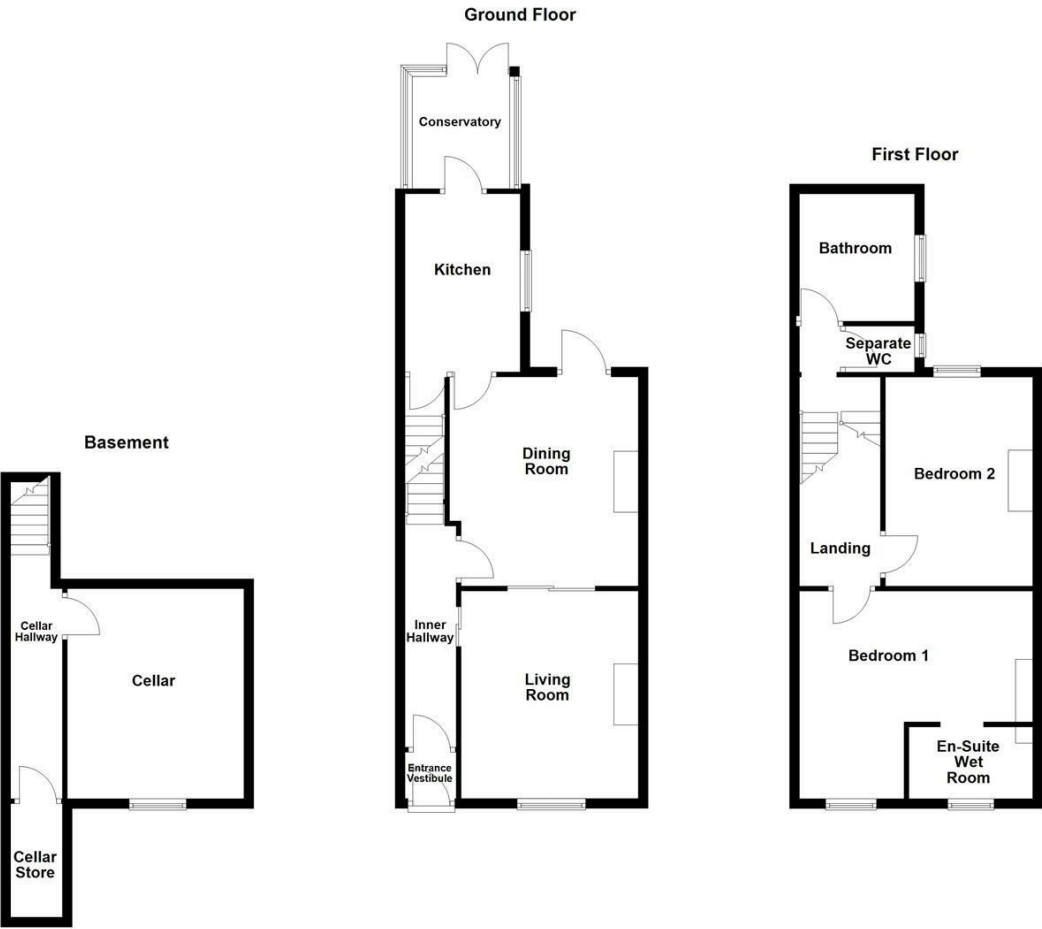
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

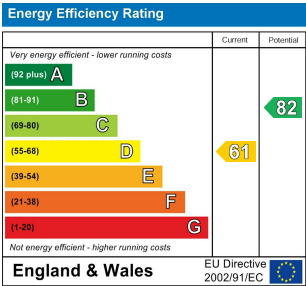


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



63 Pinderfields Road, Wakefield, WF1 3LY

For Sale Freehold Offers In Excess Of £180,000

Situated on the outskirts of central Wakefield, and with NO UPPER CHAIN is this two bedroom mid terraced property. Benefitting from well proportioned accommodation throughout, including ample reception space, off road parking and a lawned rear garden, this property is certainly not one to be missed.

The property briefly comprises of the entrance vestibule which leads us into the inner hallway. From the inner hallway there is access to the living room via a sliding door, the dining room and the first floor landing via the stairs. From the dining room there is sliding doors into the living room, a door out to the rear of the property, and a door to the kitchen. The kitchen provides access to the conservatory and to the cellar rooms. Upstairs, to the first floor landing there is doors into two double bedrooms, the house bathroom and the separate W.C.. Bedroom one benefitting from an en suite wet room. Outside, to the front of the property there is a buffer garden with concrete path to front door, handrail, side walls, and mature hedging/shrubs. To the rear of the property there is a lawn with mature shrubs/trees (including a pear tree), paved/concrete patio for dining/entertaining. The garden is fully enclosed by timber fencing, making it pet & child friendly. There is a detached single garage at rear with access from back, offering off road parking.

Within walking distance to Pinderfields Hospital, this property is ideally locally for all local shops and amenities. Whilst offering fantastic transport links with superb access to Wakefield city centre, the M62 and M1 motorways and an array of local schools nearby.

With NO UPPER CHAIN, only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE VESTIBULE

Timber front entrance door into the entrance vestibule. Timber framed door with frosted glass frame into the inner hallway.

INNER HALLWAY

Coving to the ceiling, central heating radiator, stairs providing access to the first floor landing. Sliding door to the living room, door to the dining room.

DINING ROOM

14'0" x 12'7" [max] x 10'4" [min] [4.27m x 3.85m [max] x 3.15m [min]]
Sliding double doors to the living room, door into the kitchen, UPVC double glazed door to the rear, door to the kitchen, picture rail, ceiling rose, central heating radiator, gas fireplace with marble hearth surround and wooden mantle.



LIVING ROOM

13'11" x 11'10" [max] x 10'7" [min] [4.25m x 3.63m [max] x 3.25m [min]]
UPVC double glazed window to the front, coving to the ceiling, picture rail, dado rail, coving to the ceiling, gas fireplace with wooden mantle, tiled hearth and cast iron surround.



KITCHEN

7'8" x 11'11" [2.36m x 3.64m]
UPVC double glazed window to the side, door providing access down to the cellar, UPVC double glazed door to the conservatory. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback. Space for an electric cooker, integrated extractor hood, space and plumbing for a washing machine and a dishwasher, space for undercounter fridge and freezer.

CONSERVATORY

7'6" x 7'4" [2.3m x 2.25m]
Surrounded by UPVC double glazed windows, UPVC double glazed French doors to the rear garden.

CELLAR HALLWAY

Doors to the main cellar room & cellar store

MAIN CELLAR

14'1" x 12'0" [max] x 10'10" [min] [4.3m x 3.67m [max] x 3.31m [min]]
Gas & electric meters.

CELLAR STORE

8'0" x 3'5" [2.44m x 1.06m]

FIRST FLOOR LANDING

Loft access. Doors to two bedrooms, the house bathroom and the separate W.C..

BEDROOM ONE

15'8" x 14'0" [max] x 4'3" [min] [4.8m x 4.27m [max] x 1.3m [min]]
UPVC double glazed window to the front, central heating radiator, opening to the en suite wet room.



EN SUITE WET ROOM

8'11" x 4'9" [max] x 4'1" [min] [2.72m x 1.45m [max] x 1.25m [min]]
Frosted UPVC double glazed window to the front, central heating radiator, partial tiling, partial wet wall panelling, extractor fan. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, electric shower head attachment.

BEDROOM TWO

13'11" x 10'0" [max] x 8'10" [min] [4.25m x 3.05m [max] x 2.7m [min]]
UPVC double glazed window to the rear, central heating radiator.



HOUSE BATHROOM

8'8" x 7'9" [2.65m x 2.38m]
Partially frosted UPVC double glazed window to the side, central heating radiator, full tiling, fitted storage cupboards. Ceramic wash basin built into a storage unit with storage below, panelled bath with electric shower head attachment and glass shower screen.



SEPERATE W.C.

UPVC double glazed window to the side, low flush W.C..

OUTSIDE

To the front of the property there is a buffer garden which is mainly concrete pathway to the front door, accessible with handrail, walls to the side and mature hedging/shrubbery to the front. To the rear of the property the garden is laid to lawn with some mature shrubs and trees (one being a pear tree), paved and concrete patio area, perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by timber fencing making it ideal for pets and children. At the rear of the garden there is a single detached garage which is accessed from the back of the property, providing off road parking.



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.