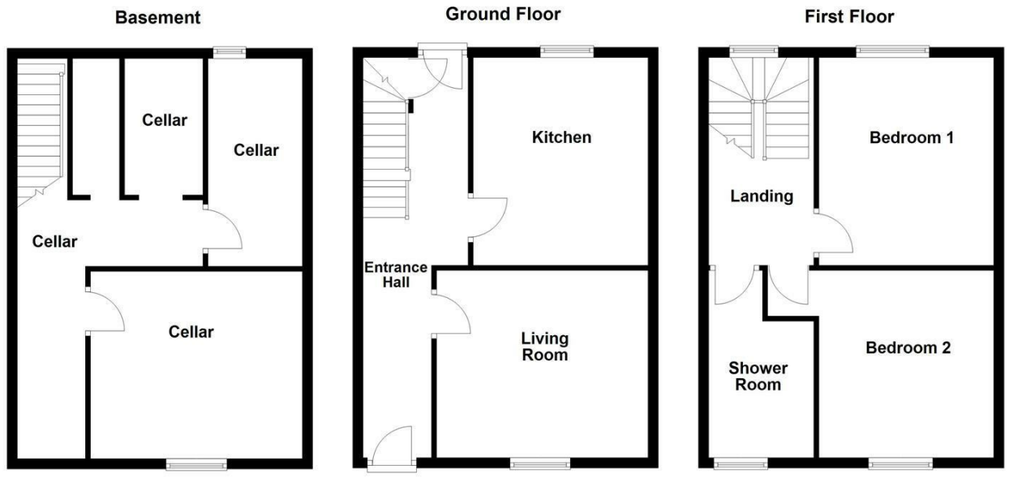
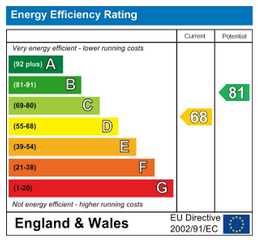


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

35 Hatfeild Street, Wakefield, WF1 3LT

For Sale Freehold Offers Over £155,000

Situated just outside Wakefield city centre is this well presented two bedroom mid terrace property. Offering well proportioned accommodation throughout, including two good sized double bedrooms, generous reception space, and an enclosed rear garden, this property is an opportunity not to be missed.

The accommodation briefly comprises an entrance hall providing access to the staircase and cellar, a spacious living room, and a kitchen diner with access to the rear garden. To the first floor, the landing leads to two double bedrooms and a modern house shower room, with loft access also available. Externally, the property benefits from on street permit parking to the front. To the rear is an enclosed garden, predominantly laid with artificial lawn and incorporating a paved patio area, ideal for outdoor dining and entertaining. The garden features planted borders and is enclosed by a combination of walls and timber fencing, with a right of access for neighbouring properties.

Ideally located close to Wakefield city centre, the property enjoys convenient access to a wide range of shops, schools, and amenities. Excellent transport links are available, including Wakefield bus station and two mainline train stations providing local and national connections to Leeds, Manchester, and London. The M1 and M62 motorway networks are also only a short distance away, making this an ideal location for commuters.

A full internal inspection is essential to fully appreciate the accommodation and potential on offer. Early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Timber framed frosted glass front entrance door with a further timber framed frosted glass door providing access to the rear garden. A central heating radiator, ceiling coving, access down to the cellar, stairs to the first floor landing, and doors leading to the living room and kitchen diner.

LIVING ROOM
12'4" (max) x 13'10" (min) x 12'2" (3.78m (max) x 4.22m (min) x 3.72m)
UPVC double glazed window to the front elevation, ceiling coving, central heating radiator and a gas fireplace with stone hearth.

KITCHEN
13'8" (max) x 11'7" (min) x 9'11" (4.17m (max) x 3.54m (min) x 3.03m)
A range of modern wall and base units with laminate work surfaces, breakfast bar with matching work surface, sink and drainer with mixer tap, partial tiled splashbacks, space and plumbing for a gas cooker, washing machine, and fridge freezer. UPVC double glazed window to the rear elevation, central heating radiator and gas fireplace. The Worcester combination boiler is also housed within the kitchen.

FIRST FLOOR LANDING
UPVC double glazed window to the rear elevation, ceiling coving, and doors providing access to two bedrooms and the house shower room.

BEDROOM ONE
13'7" (max) x 11'7" (min) x 10'0" (4.15m (max) x 3.55m (min) x 3.05m)
UPVC double glazed window to the rear elevation, central heating radiator, and an original open fireplace with wooden mantel and surround.

BEDROOM TWO
12'4" (max) x 13'0" (min) x 10'0" (3.77m (max) x 3.97m (min) x 3.07m)
UPVC double glazed window to the front elevation, central heating radiator, original fireplace with wooden mantel and surround, and fitted storage units within one of the alcoves.

SHOWER ROOM/W.C.
5'8" (max) x 12'7" (min) x 9'2" (1.74m (max) x 3.85m (min) x 2.81m)
Low flush w.c., pedestal wash basin with tiled splashback, and a double shower cubicle with mains fed shower and glass shower screen. Frosted UPVC double glazed window to the front elevation, central heating radiator and loft access.

OUTSIDE
To the front of the property there is on street permit parking. To the rear is a low maintenance garden which is mainly laid with artificial lawn and a paved patio area, ideal for outdoor dining and entertaining. There is space for bin storage and access for neighbouring properties. The garden is fully enclosed by timber fencing, iron fencing, and walls, making it suitable for pets and children.

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.