



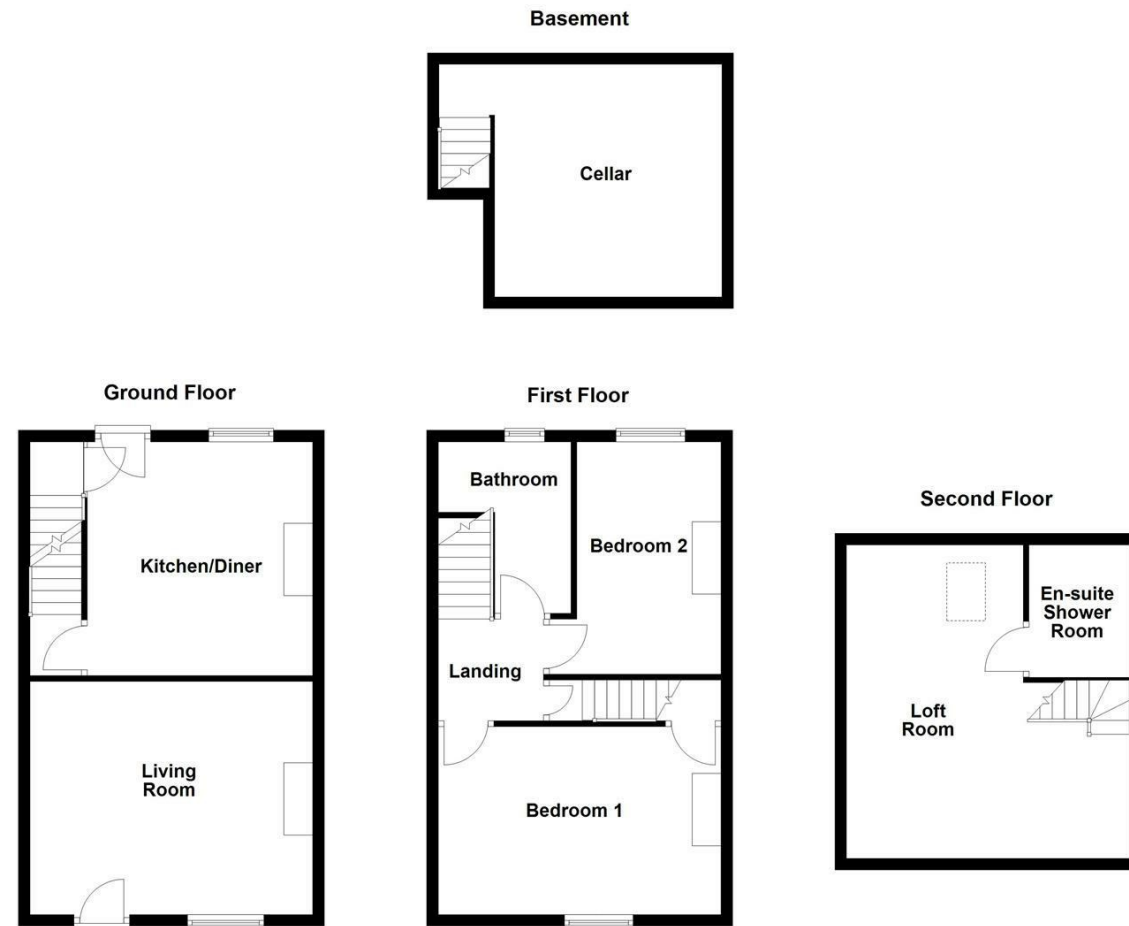
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



30 Silver Street, Newton Hill, Wakefield, WF1 2HZ

For Sale Freehold £169,950

Situated in the Newton Hill area of Wakefield is this deceptively spacious two bedroom mid terraced property, offering accommodation over three floors with loft room benefitting from en suite facilities, well proportioned living space and a low maintenance enclosed rear garden.

The accommodation briefly comprises a living room leading through to the kitchen diner, which provides access to the cellar, rear garden and staircase to the first floor. To the first floor, the landing leads to two double bedrooms, with bedroom two benefitting from a useful storage cupboard, along with the house bathroom. A further staircase leads to the second floor, where there is a spacious loft room, complete with en suite shower facilities. Externally, the property benefits from on street parking to the front. To the rear, there is a low maintenance paved patio area, ideal for outdoor dining and entertaining, with planted borders and full enclosure making it suitable for both pets and children.

Newton Hill is a popular location for a wide range of buyers including first time purchasers, growing families and professional couples, with local shops and schools within walking distance and a wider range of amenities available in nearby Wakefield city centre. The area is well served by local bus routes, with train stations in Outwood and Wakefield providing links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible for commuters.

Only a full internal inspection will fully appreciate the space and versatility this well presented home has to offer. An early viewing is highly recommended.



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ACCOMMODATION

LIVING ROOM

13'3" x 16'0" [4.05m x 4.9m]

Frosted and stained glass UPVC double glazed front door leading in, UPVC double glazed windows to the front, central heating radiator and decorative fireplace with tiled hearth, cast iron surround and mantle. Door through to the kitchen diner.



KITCHEN DINER

13'3" x 12'9" [4.05m x 3.9m]

Door providing access to stairs leading down to the cellar and up to the first floor landing, UPVC door to the rear garden, UPVC double glazed window to the rear, central heating radiator and spotlighting to the ceiling. Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer

with mixer tap, tiled splashback, integrated oven and four ring hob with extractor hood above, space and plumbing for a washing machine and space for a fridge freezer. Boiler also housed here.

FIRST FLOOR LANDING

Doors leading to three bedrooms and the house bathroom.

BEDROOM TWO

10'7" x 16'0" [3.25m x 4.9m]

UPVC double glazed window to the front, central heating radiator and access to understairs storage.



BEDROOM THREE

13'3" x 9'10" [4.05m x 3.0m]

UPVC double glazed window to the rear and central heating radiator.



HOUSE BATHROOM/W.C.

9'7" x 6'6" [2.93m x 2.0m]

Frosted UPVC double glazed window to the rear, spotlights to the ceiling, central heating radiator, low flush WC, pedestal wash basin with tiled splashback and tiled bath with mains fed shower and glass screen, with partial tiling.



LOFT ROOM

18'0" x 16'2" [5.5m x 4.95m]

Exposed beams to the ceiling, spotlights, central heating radiator, storage access, skylight and door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'5" x 5'6" [2.28m x 1.7m]

Exposed beams, lighting and extractor fan, central heating radiator, low flush WC, pedestal wash basin with tiled splashback and shower cubicle with mains fed shower and glass screen, with partial tiling.



OUTSIDE

On street parking is available to the front. To the rear, there is a low maintenance garden mainly laid to patio, ideal for outdoor dining and entertaining, with planted borders and fully enclosed by timber fencing, 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.