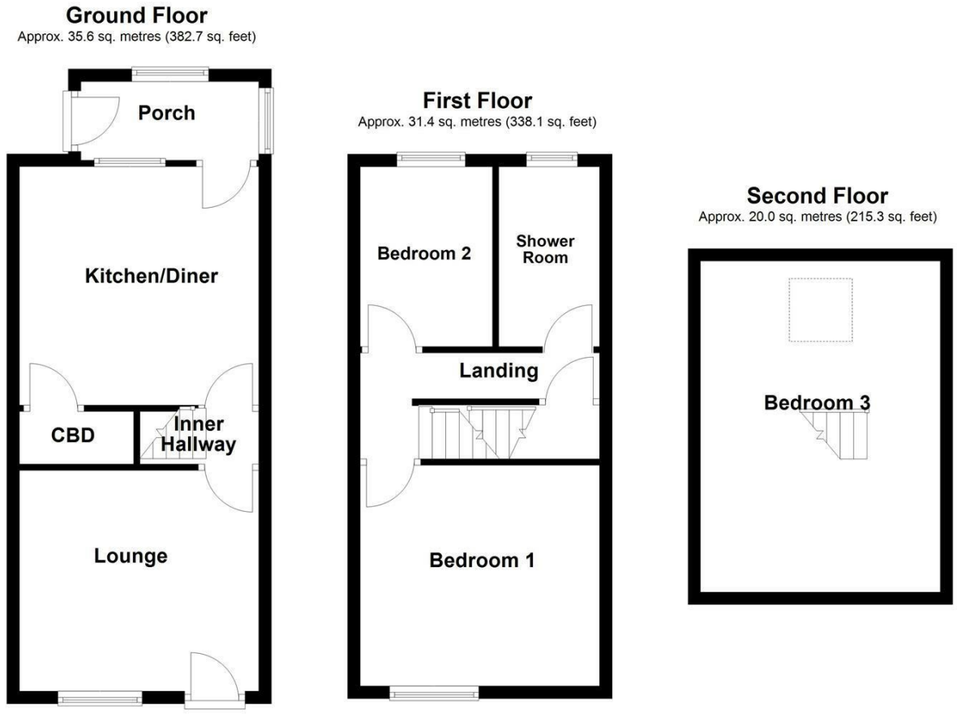


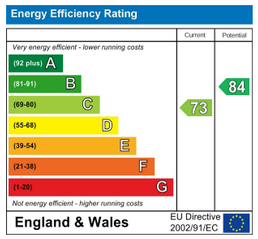
Total area: approx. 87.0 sq. metres (936.0 sq. feet)

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

14 Greenside, Havercroft, Wakefield, WF4 2AN

For Sale Freehold £175,000

Enjoying an open aspect to the front overlooking greenery is this well presented and deceptively spacious three bedroom end terraced property offering accommodation arranged over three levels.

The property benefits from gas central heating and briefly comprises an entrance door leading into a comfortable living room, with access through to a modern kitchen diner and rear porch. To the first floor, there are two well proportioned bedrooms and a contemporary shower room. A further staircase leads to bedroom three. Externally, the property benefits from gardens to both the front and rear, with a stone flagged patio area ideal for outdoor seating. There are also two useful outbuildings, one currently used as a WC and the other for storage. Rear access is shared with neighbouring properties, who have right of way via the driveway and rear garden to reach the rear of their homes. The outbuildings are accessed solely via the shared access located at the rear of the property.

Ideally located for local amenities including shops, schools and bus routes, this property would make an excellent purchase for first time buyers, couples or small families.

Only a full internal inspection will fully appreciate the space and flexibility on offer. An early viewing is highly recommended.

ACCOMMODATION

LOUNGE
11'6" x 12'6" (3.52m x 3.83m)
Feature fireplace to the chimney breast, UPVC double glazed window to the front, coving to the ceiling, wood effect laminate flooring and radiator.

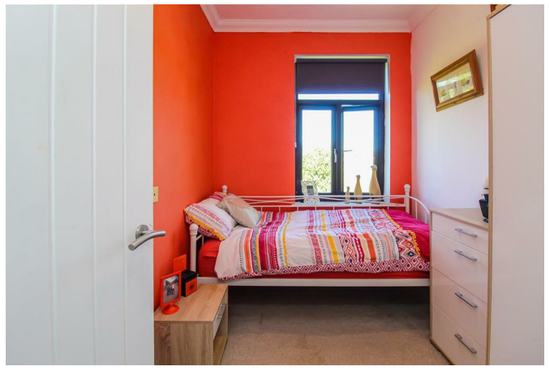
KITCHEN/DINER
12'5" x 12'7" (3.81m x 3.86m)
Fitted with a range of modern wall and base units with solid wood block work surfaces over, ceramic sink and drainer with mixer tap, tiled splashbacks, integrated oven and grill, four ring gas hob with stainless steel splashback and extractor hood above. Space for an American style fridge freezer and plumbing for a washing machine. Laminate flooring, radiator, UPVC double glazed window to the rear, door to rear porch and access to storage cupboard housing the boiler and solar panel equipment.

REAR PORCH
4'0" x 9'5" (1.24m x 2.88m)
UPVC double glazed windows to the rear and side, door to the side, laminate flooring and radiator.

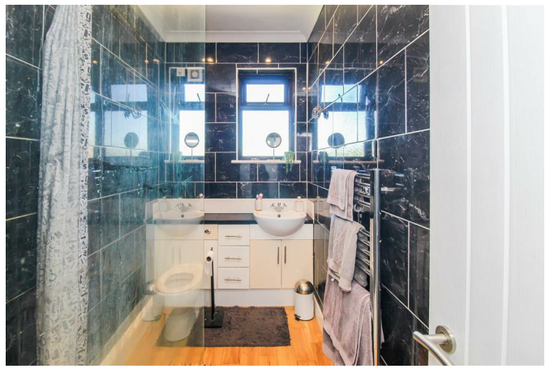
FIRST FLOOR LANDING

BEDROOM ONE
12'5" x 11'6" (3.81m x 3.52m)
UPVC double glazed window to the front enjoying open views, coving to the ceiling and radiator.

BEDROOM TWO
7'1" x 9'0" (2.18m x 2.75m)
UPVC double glazed window to the rear, coving to the ceiling and radiator.



SHOWER ROOM/W.C.
8'10" x 4'11" (2.71m x 1.51m)
Modern suite comprising concealed W.C., vanity wash basin with storage below and walk-in shower with mixer shower and separate attachment. Fully tiled walls, wood flooring, heated towel rail, spotlights to the ceiling and frosted UPVC double glazed window to the rear.



SECOND FLOOR - BEDROOM THREE
12'3" x 17'1" (3.74m x 5.21m)
Versatile space with sloping ceilings, radiator and double glazed timber framed Velux style window to the rear.

OUTSIDE
Externally, the property benefits from gardens to both the front and rear, with a stone flagged patio area ideal for outdoor seating. There are also two useful outbuildings, one currently used as a WC and the other for storage. Rear access is shared with neighbouring properties, who have right of way via the driveway and rear garden to reach the rear of their homes. The outbuildings are accessed solely via the shared access located at the rear of the property.

OPEN ASPECT VIEW

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Opposite the property, the village green provides a wonderful open space ideal for families, dog walking, and outdoor enjoyment. The area benefits from two nearby schools and beautiful countryside walks right on the doorstep. Neighbours have become friends and the village is friendly and welcoming."