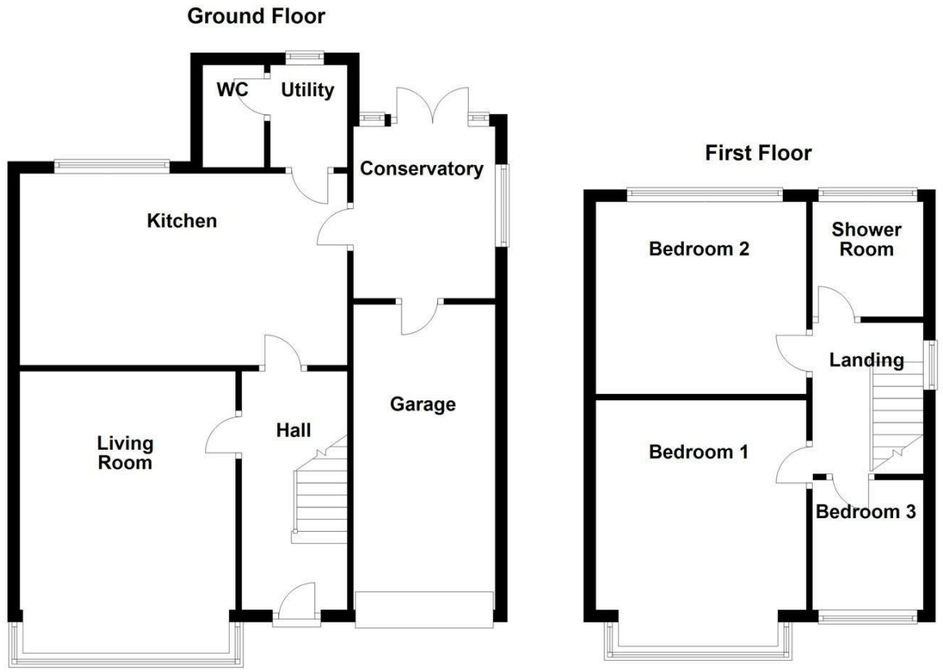
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844






# 2 Field Lane, Wakefield, WF2 7RX

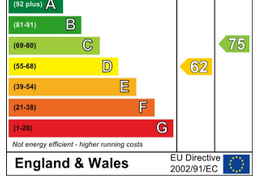
## For Sale Freehold £250,000

Located close to Wakefield city centre is this well presented three bedroom semi detached property that has been extended to the side benefitting from driveway parking, rear gardens and an attached garage.

The property briefly comprises of an entrance hall, living room, kitchen with utility and downstairs w.c. The side extension conservatory leads through to an attached garage. The first floor landing has access to three bedrooms and a shower room/w.c. Externally there is a driveway to the front with easy to maintain lawns and space for a shed to the rear.

Located only a short drive away from Wakefield city centre, the property is ideally located for all local shops and amenities that Wakefield has to offer, as well as being close to transport links such as the M1 motorway network, for those looking to commute further afield for work.

Offered for sale with no chain and vacant possession, this property would make an ideal family home and a viewing is 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
Under stairs storage, gas central heating radiator, wood flooring and doors through to living room and kitchen. Stairs to first floor landing.

### LIVING ROOM
14'0" x 11'8" (4.28m x 3.58m)
UPVC double glazed bay window to the front elevation, gas central heating radiator and electric fire on the wall.



### KITCHEN
17'8" x 10'5" (5.40m x 3.18m)
UPVC double glazed window to the rear elevation. Fitted kitchen with an array of wall and base units for storage with laminate work tops, inset sink and space for a double gas oven inset into the chimney breast with tiled splash back. Space for a fridge/freezer, ladder style radiator and door leading through to the conservatory and utility.

### UTILITY ROOM
5'7" x 4'1" (1.71m x 1.27m)
UPVC double glazed window to the rear elevation, laminate work tops with space for a washing machine and dryer. Boiler is housed within the utility. Door leading to downstairs w.c.

### W.C.
5'0" x 3'4" (1.54m x 1.02m)
Low flush w.c., wash hand basin with mixer tap and tiled splash back. White ladder style radiator.

### CONSERVATORY
9'3" x 7'7" (2.84m x 2.32m)
UPVC double French doors to the rear elevation, wood flooring, gas central heating radiator and door leading through to the garage.



### FIRST FLOOR LANDING
Access to three bedrooms and family bathroom/w.c. UPVC double glazed window to the side elevation and loft hatch with loft for storage.

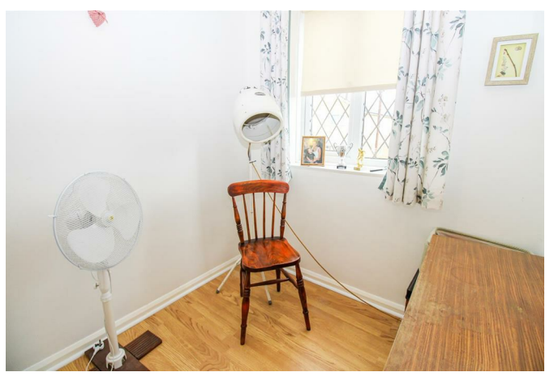
### BEDROOM ONE
11'5" x 11'3" (3.48m x 3.45m)
UPVC double glazed bay window to the front elevation, wood effect laminate flooring, gas central heating radiator and fitted wardrobes.



### BEDROOM TWO
11'2" x 10'5" (3.41m x 3.18m)
UPVC double glazed window to the rear elevation and gas central heating radiator.



### BEDROOM THREE
6'3" x 7'1" (1.91m x 2.17m)
UPVC double glazed window to the front elevation, gas central heating radiator and wood effect laminate flooring.



### SHOWER ROOM/W.C.
6'7" x 6'0" (2.01m x 1.85m)
Walk in corner shower with wall mounted shower, vanity wash basin unit with mixer tap, low flush w.c. and white ladder style radiator. UPVC double glazed frosted window to the rear elevation.



### OUTSIDE
To the front of the property there is gated entry onto the driveway leading to the garage. To the rear there is an easy to maintain lawn with a flagged corner area with space for a shed with wood fencing surround and bush and shrub border surrounding.



### GARAGE
16'10" x 8'5" (5.15m x 2.59m)
Power and light with up and over door to the front.

### 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.

### 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.