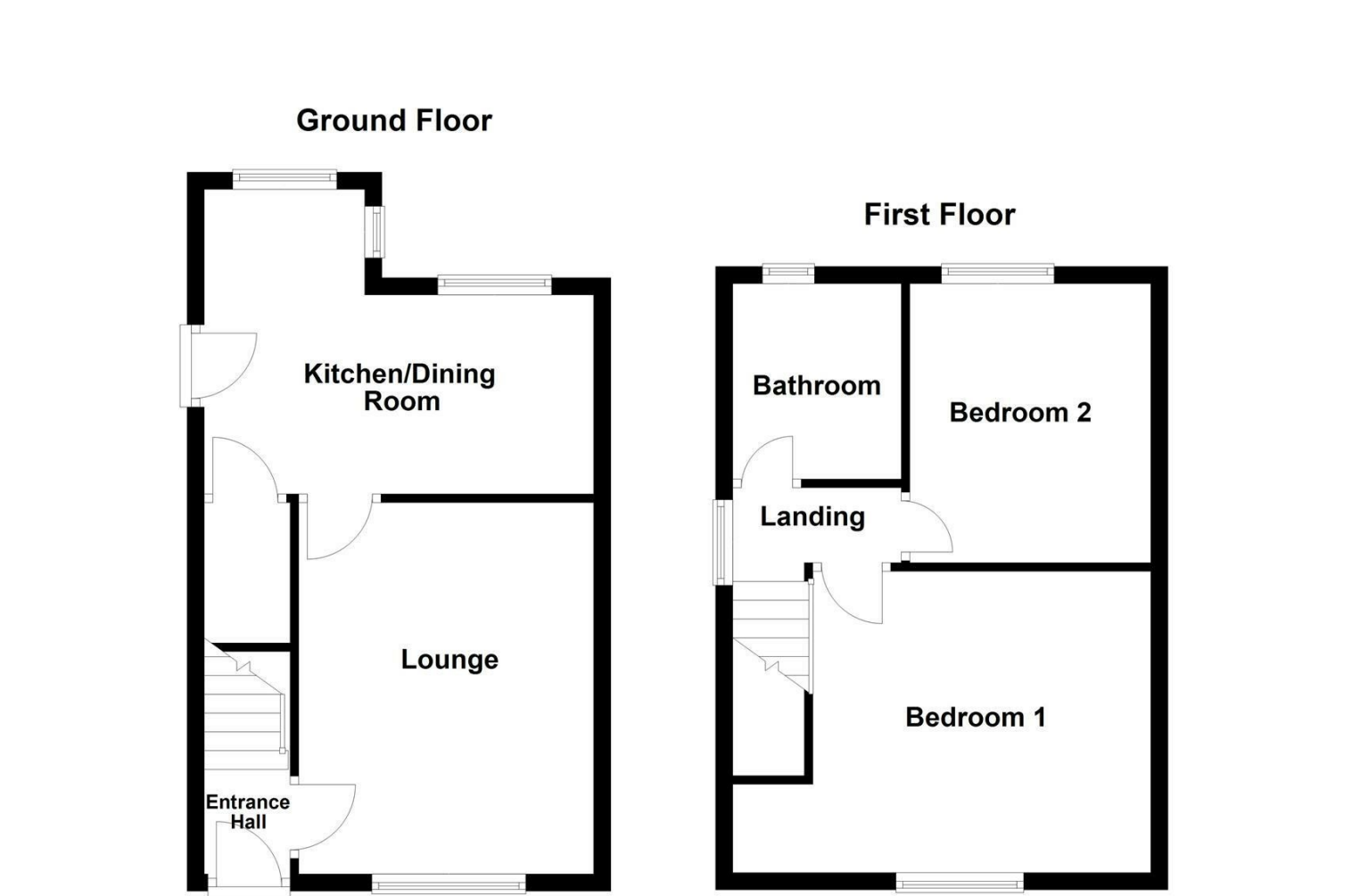


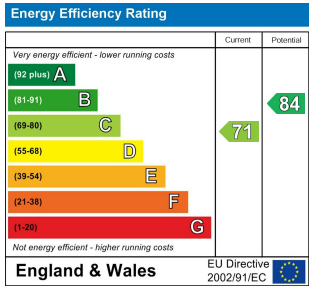


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



81 Main Street, East Ardsley, Wakefield, WF3 2AT

For Sale Freehold £175,000

Set back from the main roadside is this extended two bedroom end terraced home, offering spacious accommodation and benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hallway, lounge and extended kitchen diner to the ground floor. To the first floor, there are two double bedrooms and a modern house bathroom.

Externally, the property enjoys gardens to the front and rear, with the rear garden designed for low maintenance and incorporating a stone flagged patio area. Please note there is a right of access across the side of the rear garden for neighbouring properties for bin access.

The property is well placed for local amenities including shops and schools, with regular bus routes nearby and convenient access to the motorway network.

Offered for sale with no onward chain, this would make an ideal purchase for first time buyers, couples or small families looking to step onto the property ladder. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator and stairs rising to the first floor landing. A door leads through to the lounge.

LOUNGE

12'10" x 14'2" [3.92m x 4.32m]

UPVC double glazed window to the front elevation, two central heating radiators and coving to the ceiling. Door leading through to the kitchen diner.



KITCHEN

16'0" x 8'0" [4.89m x 2.45m]

Modern fitted kitchen with a range of wall and base

units with laminate work surfaces incorporating a 1½ stainless steel sink and drainer with mixer tap. Four ring electric hob with extractor hood above, integrated oven and grill, space for a fridge and freezer and plumbing for a washing machine. Tiled splashbacks, laminate flooring, central heating radiator and UPVC double glazed windows to the rear and side elevations. Door to the side and further door providing access down to the cellar.



KITCHEN EXTENSION

6'3" x 6'3" [1.91m x 1.92m]

Additional section of the kitchen diner providing further workspace and storage.

FIRST FLOOR LANDING

Provides loft access and doors leading to two bedrooms and the bathroom.

BEDROOM ONE

12'10" [min] x 16'0" [max] x 11'2" [3.92m [min] x 4.88m [max] x 3.42m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

11'1" x 9'7" [3.39m x 2.93m]

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



BATHROOM/W.C.

6'2" x 7'10" [1.88m x 2.41m]

Fitted with a three piece suite comprising panel bath with shower over, pedestal wash basin and low flush WC. Frosted UPVC double glazed window to the rear and heated towel radiator.



OUTSIDE

Externally to the front there is a low maintenance garden area and on street parking. There is access to the side of the property and to the rear for neighbouring properties for bin access. In addition, this property benefits from its own separate enclosed low maintenance terrace garden to the rear, providing a good sized outdoor space ideal for entertaining.



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.