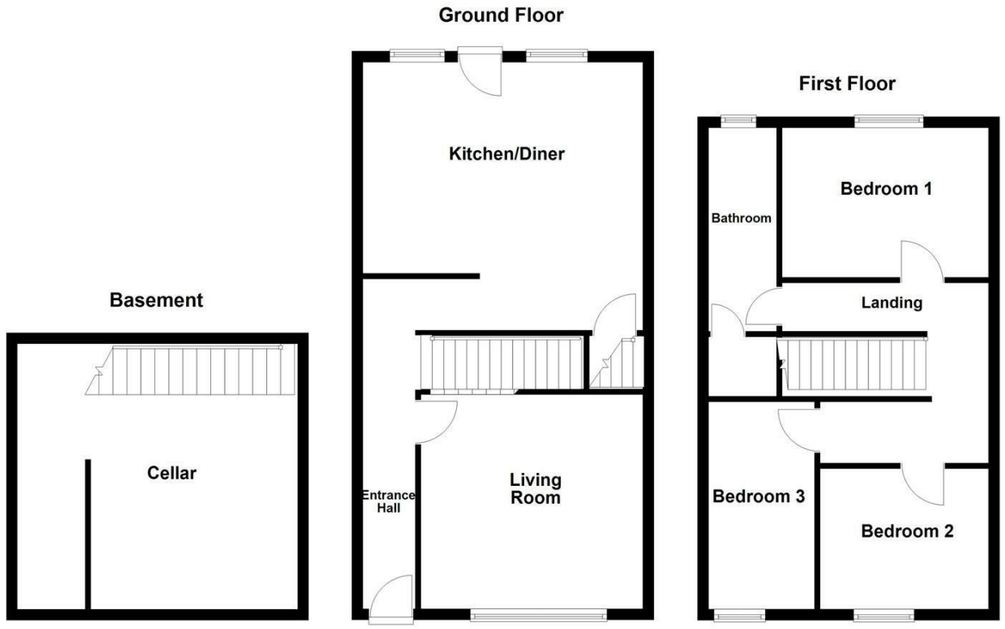
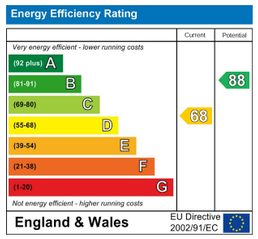



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 120 Doncaster Road, Wakefield, WF1 5JF

## For Sale Freehold £155,000

Introducing to the market is this three bedroom mid terrace property situated within close proximity to Wakefield town centre and benefitting from spacious accommodation and off road parking.

The property briefly comprises of the entrance hall, living room and kitchen/diner with access to the cellar. The first floor landing leads to three bedrooms and the house bathroom. Outside to the front is a flagged pathway with buffer garden. To the rear a block paved driveway, detached garage and a block paved garden or could be used for off road parking.

The property is well placed for local amenities including shops, schools and bus routes. There is easy access to the motorway and railway networks.

Only a full internal inspection will reveal that potential on offer at this quality home and an early viewing comes highly recommended.

## ACCOMMODATION

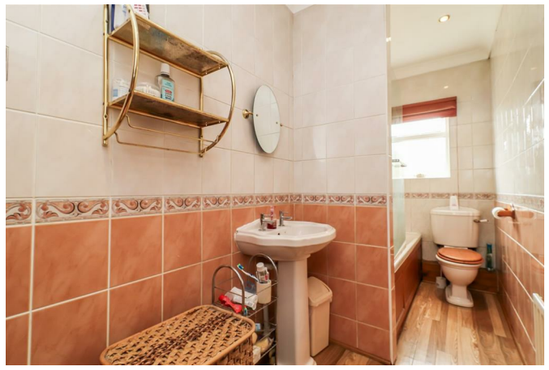
### ENTRANCE HALL
UPVC front entrance door, coving to the ceiling, central heating radiator, stairs to the first floor landing and doors to the living room and kitchen/diner.

### LIVING ROOM
12'9" x 13'3" (3.9m x 4.04m)
Central heating radiator, UPVC double glazed window to the front elevation and coving to the ceiling.

### KITCHEN/DINER
17'5" x 12'3" (5.31m x 3.75m)
Range of wall and base units with laminate work surface over, freestanding cooker and sink and drainer with mixer tap. Central heating radiator, access to the cellar, UPVC double glazed window and door to the rear elevation.

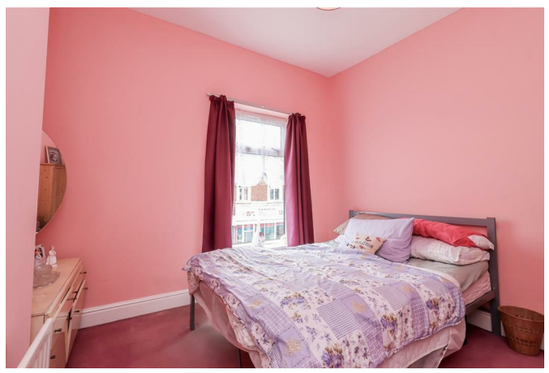
### FIRST FLOOR LANDING
Doors to three bedrooms and house bathroom.

### BATHROOM/W.C.
12'2" x 4'1" (3.73m x 1.26m)
Pedestal wash basin, low flush w.c. and panelled bath with overhead shower attachment. Central heating radiator, spotlights, overstairs storage, loft access and UPVC double glazed frosted window to the rear.



### BEDROOM ONE
8'10" x 12'5" (2.71m x 3.79m)
UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM TWO
10'2" x 9'7" (3.1m x 2.93m)
UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE
12'7" x 6'3" (3.86m x 1.91m)
UPVC double glazed window to the front elevation and central heating radiator.

### OUTSIDE
To the front is a flagged pathway leading to the entrance door. To the rear is a block paved driveway and detached garage with a block paved garden or could be used for off road parking.

### 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.