



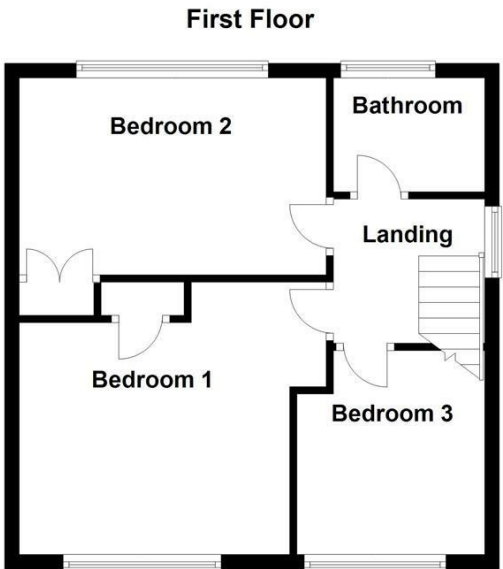
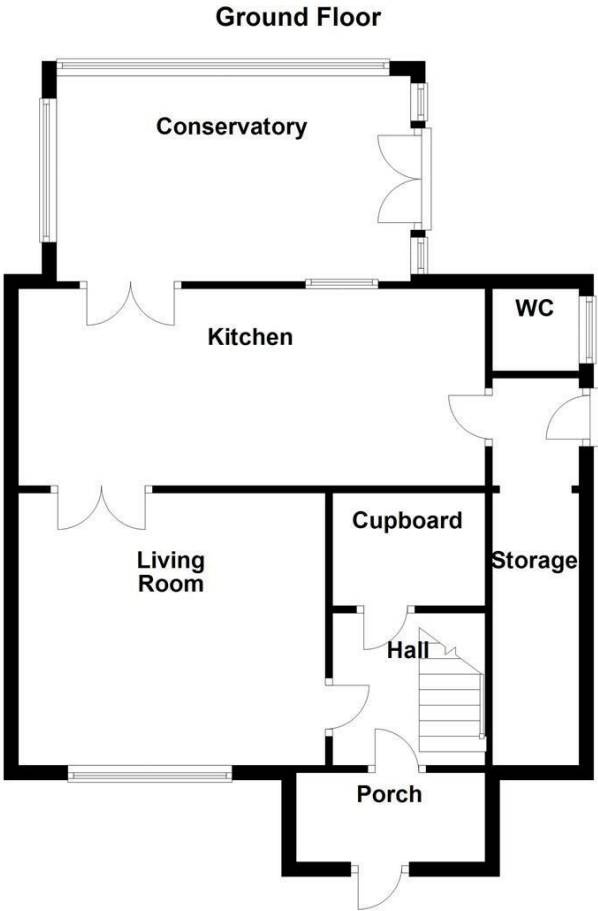
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OSSETT
01924 266 555

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01977 798 844



82 Westerton Road, Tingley, Wakefield, WF3 1PX

For Sale Freehold £190,000

Offered with no onward chain, is this spacious three bedroom semi detached property benefitting from driveway parking, rear gardens and conservatory.

The property briefly comprises of an entrance hall, kitchen leading through to conservatory and downstairs w.c. To the first floor landing there are three bedrooms and a family bathroom/w.c. Externally the property has easy to maintain lawned gardens to front and rear with a rear flagged patio seating area, as well as driveway parking to the front.

Situated in Tingley, this property is ideally located for all local shops and amenities including local schools. It is also only a short drive away from the M1 and M62 motorway networks for those looking to travel further afield.

The property would make a superb family home and a viewing is highly recommended to truly appreciate everything this property has to offer.

IMPORTANT NOTE TO PURCHASERS

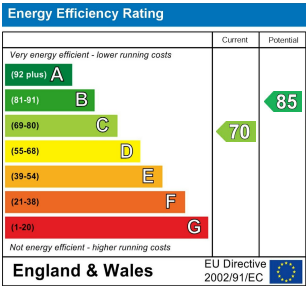
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

Built in storage cupboard under the stairs and gas central heating radiator. Stairs leading to the first floor landing and door through to the living room.

LIVING ROOM

13'9" x 12'3" [4.21m x 3.75m]
UPVC double glazed window to the front elevation, gas central heating radiator, wood effect laminate flooring and feature gas fireplace with wood surround. Door leading through to the kitchen.

KITCHEN

8'9" x 21'0" [2.67m x 6.41m]
UPVC double glazed French doors leading through into the conservatory with UPVC double glazed window to the rear. Fitted kitchen with an array of white wall and base units for storage with black laminate work tops. Space for a double gas oven, space for a fridge/freezer, space for a washing machine and dryer. 1.5 stainless steel sink and drainer unit with mixer tap, gas central heating radiator. Side storage area, which could be used as a utility area and leads to w.c.



W.C.

Low flush w.c., UPVC double glazed frosted window and boiler is housed within this room.

CONSERVATORY

15'10" x 9'2" [4.85m x 2.80m]
UPVC double glazed windows to the side, rear and side and UPVC double glazed French doors leading out to the rear garden. Wood effect laminate flooring and gas central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and gas central heating radiator. Access to three bedrooms and family bathroom/w.c.

BEDROOM ONE

12'4" x 10'5" [3.76m x 3.19m]
UPVC double glazed window to the front elevation, gas central heating radiator and built in storage cupboard.



BEDROOM TWO

8'9" x 10'4" [2.69m x 3.15m]
UPVC double glazed window to the rear elevation, gas central heating radiator and built in storage cupboard.



BEDROOM THREE

8'6" x 9'3" [2.60m x 2.83m]
UPVC double glazed window to the front elevation and gas central heating radiator.



BATHROOM/W.C.

7'1" x 5'7" [2.17m x 1.72m]
UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted electric shower over the bath, low flush w.c. and wash hand basin with chrome style ladder radiator. Fully tiled on the walls and floor.



OUTSIDE

To the front of the property there is driveway parking with ample space for two-three cars with an easy to maintain lawn to the side. To the rear there is a flagged patio seating area with corner space for a shed and an easy to maintain lawn.



NON STANDARD CONSTRUCTION

This property is non-standard (British Iron & Steel Federation built) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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.