



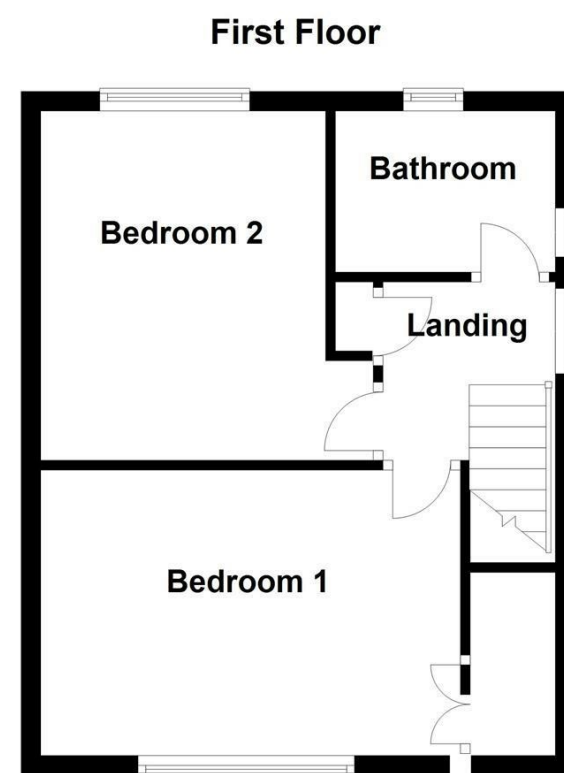
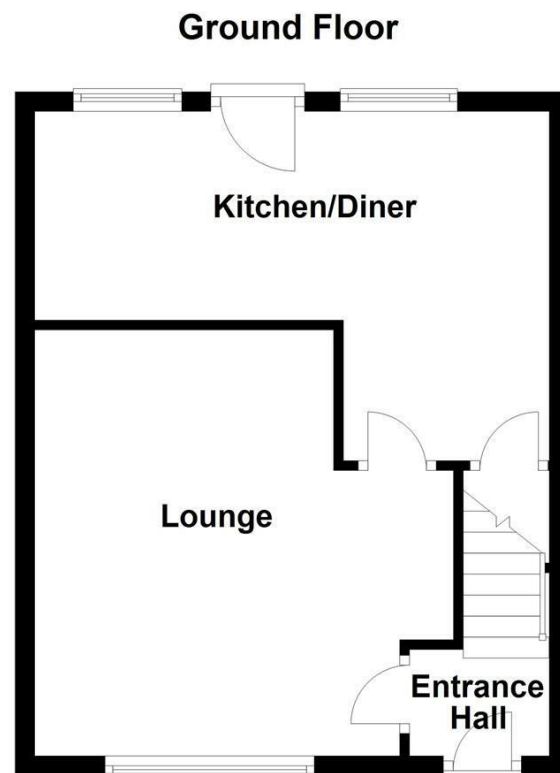
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01977 798 844



60 Handsworth Road, Kettlethorpe, WF2 7PG

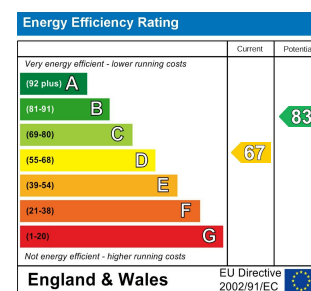
For Sale Freehold £170,000

An ideal opportunity for first time buyers, couples or those looking to step onto the property ladder is this recently redecorated two bedroom mid terraced home, offering well presented accommodation throughout.

The accommodation briefly comprises an entrance hall, a spacious living room and a kitchen diner to the ground floor. To the first floor, the landing provides access to two double bedrooms and the house bathroom. Externally, the property benefits from lawned gardens to both the front and rear.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendl Lane Primary School which is only minutes walk away and Kettlethorpe High School. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

Offered for sale with no onward chain and immediate vacant possession, this property is ready to move into and an early 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*

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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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

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ACCOMMODATION

ENTRANCE HALL

Laminate flooring, central heating radiator, stairs to the first floor landing, dado rail and door leading through to the lounge.

LOUNGE

14'4" x 14'1" [4.37m x 4.30m]

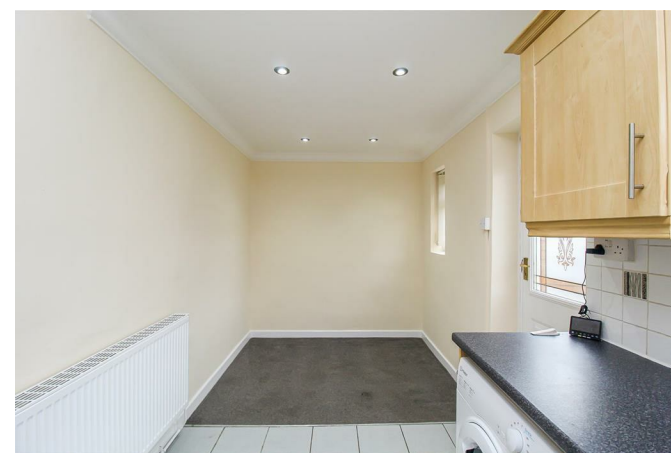
Laminate flooring, central heating radiator, double glazed window to the front, coving to the ceiling and feature fireplace with marble hearth and wooden surround. Open through to the kitchen diner.



KITCHEN DINER

11'8" x 17'5" [3.58m x 5.31m]

Fitted with a range of modern wall and base units with work surfaces over, incorporating a sink and drainer with mixer tap. Space and plumbing for a washing machine and dryer, four ring gas hob with extractor hood above, integrated oven and grill, integrated fridge and freezer, tiled splashbacks and part tiled flooring. Central heating radiator, double glazed window and UPVC door to the rear, inset spotlights and access to understairs storage housing the boiler.



FIRST FLOOR LANDING

Loft access, airing cupboard, double glazed window to the side and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

14'2" x 9'11" [4.32m x 3.03m]

Built in storage cupboard over the stairs, central heating radiator, coving to the ceiling and double glazed window to the front.



BEDROOM TWO

11'1" x 11'9" [3.40m x 3.60m]

Central heating radiator, dado rail and double glazed window to the rear.



BATHROOM/W.C.

7'7" x 5'5" [2.33m x 1.67m]

Fitted with a three piece suite comprising low flush WC, pedestal wash basin and panel bath with electric shower over. Fully tiled walls, tiled effect flooring, inset spotlights, coving to the ceiling and frosted double glazed windows to the rear and side.



OUTSIDE

To the front there is a lawned garden. To the rear there is an enclosed garden incorporating a paved patio seating area and lawn.



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.