Richard Kendall Estate Agent

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229 Leeds Road, Wakefield, WF1 2PS

For Sale Freehold £200,000

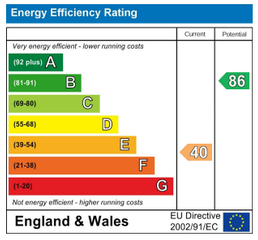
Proudly introducing to the market is this two bedroom semi detached property, ideally positioned within a popular residential location on the outskirts of Wakefield.

The accommodation briefly comprises an entrance hallway providing access to the living room and staircase to the first floor landing. The stylish breakfast kitchen is fitted with integrated appliances, ample storage, and leads through to the conservatory. The conservatory provides additional reception space, access to the rear garden, and entry to a convenient ground floor WC. To the first floor, the landing leads to both double bedrooms and the contemporary bathroom, with useful over-stairs storage completing the internal layout. Externally, the property benefits from a front buffer yard, while to the rear is a long, low maintenance garden enclosed by timber fencing. Further features include double-glazed UPVC windows, gas central heating, and permit parking available nearby.

The property is well placed for local amenities, reputable primary and secondary schools, and excellent motorway links, making it ideal for first time buyers and young families alike. The home also offers an easy commute to Leeds City Centre as well as Wakefield city centre.

Early viewing is highly recommended to fully appreciate the accommodation on 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
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
The hallway features a central heating radiator, and doors providing access to the living room and kitchen diner. A staircase rises to the first floor landing, complemented by coved to the ceiling.

LIVING ROOM
10'6" x 12'8" (3.21m x 3.87m)
A comfortable reception space with a double glazed UPVC window to the front elevation and a central heating radiator.



KITCHEN DINER
13'11" x 14'2" (4.25m x 4.33m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Incorporating a stainless steel sink with mixer tap and drainer, integrated double oven, integrated fridge freezer, breakfast bar, extractor fan, and space with plumbing for a dishwasher. The room also benefits from a double glazed UPVC window, a central heating radiator, and a UPVC door leading into the conservatory.

CONSERVATORY
8'1" x 7'10" (2.47m x 2.40m)
Double glazed UPVC windows and a door opening onto the rear garden. Space and plumbing for a washing machine, and access to a useful storage area as well as the downstairs WC.

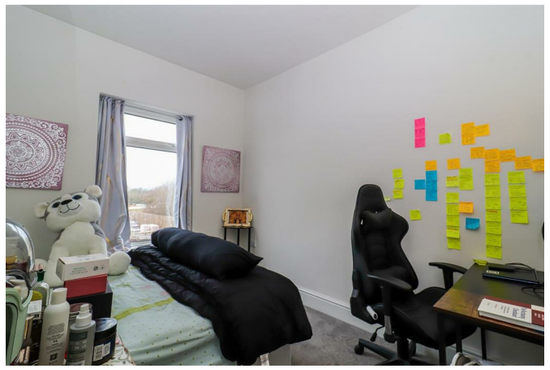
DOWNSTAIRS W.C.
4'7" x 2'9" (1.41m x 0.86m)
Comprising a low flush WC and a wall mounted hand wash basin, finished with linoleum flooring.

FIRST FLOOR LANDING
To the first floor, the landing provides access to two bedrooms and the house bathroom, and includes a central heating radiator, and useful over stairs storage.

BEDROOM ONE
12'10" x 14'3" (3.92m x 4.35m)
A generously sized double bedroom with a double glazed UPVC window to the front elevation and a central heating radiator.



BEDROOM TWO
8'11" x 10'10" (2.73m x 3.31m)
With a double glazed UPVC window to the rear elevation, central heating radiator.



BATHROOM
10'10" x 4'3" (3.31m x 1.31m)
Appointed with a panelled bath incorporating an overhead shower and attachment, vanity unit with storage cupboards, low flush WC, chrome ladder style radiator, extractor fan, and a double glazed frosted UPVC window to the rear elevation.



OUTSIDE
Upon entering the property, there is a front buffer yard with a two level stairway leading to a composite entrance door. Externally, the rear garden offers a gravelled area and a timber decked seating space, enclosed by timber fencing.



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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.