



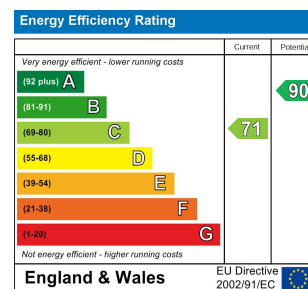
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
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.



14 Grey Street, Wakefield, WF1 3HQ

For Sale Freehold £175,000

Situated in the outskirts of Wakefield in Newton Hill is this well presented two bedroom mid terrace home offered for sale with no chain and benefitting from an enclosed rear garden and close proximity to Wakefield city centre.

The property briefly comprises of living room, hallway and kitchen/diner with access to the cellar. To the first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front of the property there is a buffer garden which is mainly pebbled. To the rear, the garden is laid to lawn with paved patio area, perfect for outdoor dining and enclosed by timber fencing.

The property is within walking distance to the local amenities and schools located within the sought after area of Outwood with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away perfect for those looking to travel further afield.

This property would make an ideal home for a range of buyers including first time buyers, professional couples or an investor. Only a full internal inspection will reveal everything on offer and an early viewing is highly advised to avoid disappointment.



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ACCOMMODATION

LIVING ROOM

13'7" x 11'3" [4.16m x 3.44m]

Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and door into the hallway. Open fireplace with concrete hearth, exposed brick surround and wooden mantle.



HALLWAY

Stairs to the first floor landing and door into the kitchen/diner.

KITCHEN/DINER

13'3" x 13'7" [4.04m x 4.16m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for an under counter washing machine and dishwasher, integrated oven with five ring gas hob and tiled splash back. UPVC double glazed window and door to the rear garden, central heating radiator, coving to the ceiling and door leading down to the cellar.

CELLAR

11'4" x 13'8" [max] 8'7" [min] [3.46m x 4.19m [max] 2.62m [min]]

UPVC double glazed window to the front, separate store, power and light within.

FIRST FLOOR LANDING

Central heating radiator and doors leading to two bedrooms and house bathroom/w.c.

BEDROOM ONE

13'7" x 11'3" [4.16m x 3.44m]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BEDROOM TWO

13'3" x 5'4" [4.05m x 1.65m]

Central heating radiator, UPVC double glazed window to the rear and storage cupboard with loft access.



BATHROOM/W.C.

9'0" x 7'10" [max] x 6'8" [min] [2.75m x 2.4m [max] x 2.04m [min]]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, LED ceiling spotlights, storage cupboard housing the Ideal combi boiler, low flush w.c., pedestal wash basin with stainless steel mixer tap, P-shaped bath with stainless steel mixer, overhead shower and shower head attachment. Fully tiled walls.



OUTSIDE

To the front of the property there is a buffer garden which is mainly pebbled with timber fencing and wall surround. Iron gate and concrete pathway leading to the front door. To the rear the garden is mainly laid to lawn with paved patio area, perfect for outdoor dining and entertaining with brick built outbuilding and enclosed by timber fencing and walls.



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.