Richard Kendall
Estate Agent

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18 West Street, Wakefield, WF2 8UA

For Sale Freehold £137,500

Situated close to Wakefield city centre is this well presented two bedroom mid terraced property, benefitting from enclosed rear gardens and ready to move into accommodation.

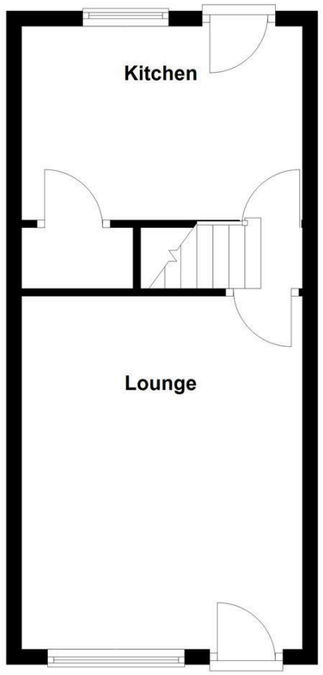
The property briefly comprises a lounge and fitted kitchen to the ground floor. To the first floor, there are two bedrooms and a modern family bathroom. Externally, the rear garden is low maintenance and features a decked seating area, ideal for outdoor relaxation. On street parking is available to the front.

The property is conveniently located for local shops and amenities and is only a short drive from Wakefield city centre, making it ideal for commuters.

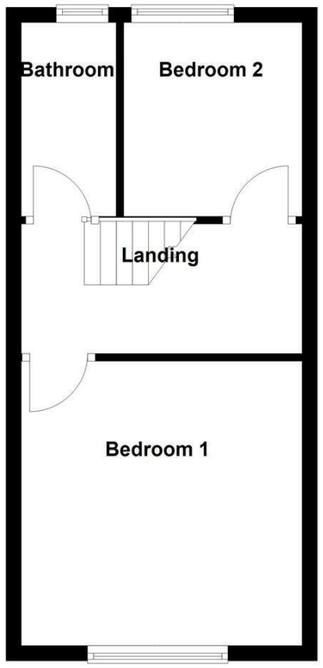
An excellent opportunity for first time buyers or investors alike. Viewing is highly recommended.

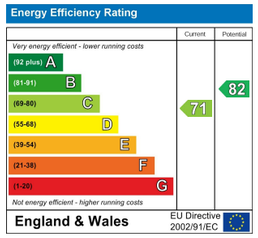
OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK

Ground Floor



First Floor





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.

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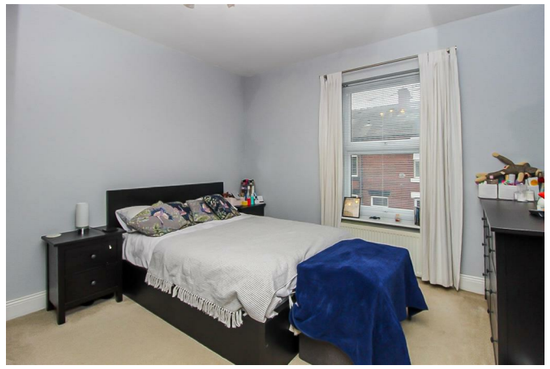
ACCOMMODATION

LOUNGE
15'2" x 8'9" (4.64m x 2.69m)
Composite front entrance door, UPVC double glazed window to the front elevation, central heating radiator, with door leading through to the inner hallway and staircase leading to the first floor.

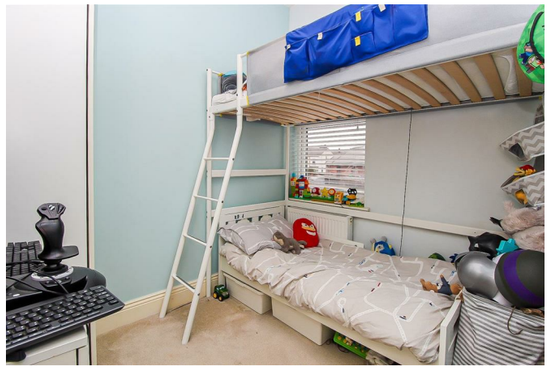
KITCHEN
12'2" x 8'3" (3.73m x 2.53m)
UPVC double glazed window and door to the rear elevation, modern fitted kitchen with a range of wall and base units, laminate work surfaces, integrated induction hob and oven, 1.5 sink and drainer with mixer tap, space for fridge freezer, central heating radiator and spotlights to the ceiling. Door leading down to the cellar which is used for storage.

FIRST FLOOR LANDING
Provides access to two bedrooms and the house bathroom.

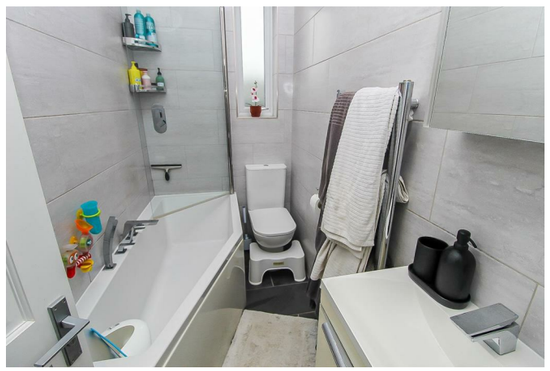
BEDROOM ONE
12'3" x 12'1" (3.74m x 3.70m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



BEDROOM TWO
8'1" x 7'8" (2.48m x 2.34m)
UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.
8'0" x 4'1" (2.44m x 1.26m)
Frosted UPVC double glazed window to the rear elevation, three piece suite comprising panelled bath with shower over, vanity wash basin with mixer tap and low flush w.c. Chrome towel radiator, spotlights to the ceiling and fully tiled walls.



OUTSIDE
To the front there is on street parking. Externally, the property benefits from a low maintenance enclosed rear garden with decked seating area, low maintenance lawn and space for a storage shed.

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.