

#### IMPORTANT NOTE TO PURCHASERS

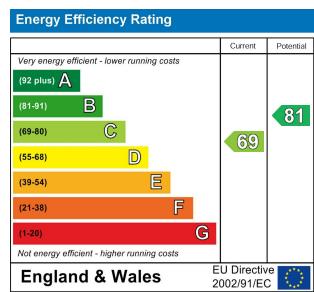
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 17 Magdalene Road, Wakefield, WF2 8BA

**For Sale Freehold Offers In Excess Of £180,000**

Well presented throughout is this three bedroom semi detached property benefitting from well proportioned accommodation and front and rear gardens.

The property briefly comprises of the entrance hall, kitchen/diner, living room, downstairs w.c. and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front there is a lawned garden with pathway to the front door. To the rear, the garden is tiered with a paved patio area and lower level is laid to lawn, fully enclosed by timber fencing.

The property is situated in this popular residential area within easy reach of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which also has its own mainline railway station and excellent bus services. The national motorway network is readily accessible.

Only a full internal inspection will reveal that's on offer at this home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Frosted double glazed door into entrance hall. Central heating radiator, doors through to the living room and kitchen/diner. Stairs to the first floor landing.

### KITCHEN/DINER

17'5" x 7'11" [max] x 6'7" [min] [5.31m x 2.43m [max] x 2.01m [min]]  
UPVC double glazed windows to the front and side, UPVC double glazed frosted window to the rear and door to the w.c. Access to understairs storage and central heating radiator. Range of contemporary wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob, integrated oven with stainless steel extractor hood above, space and plumbing for a washing machine and fridge/freezer. Breakfast bar with laminate work surface over. Ideal boiler is housed in here.



### W.C.

2'11" x 4'3" [0.91m x 1.32m]

UPVC double glazed frosted window to the rear and low flush w.c.

### LIVING ROOM

17'5" x 11'9" [max] x 10'2" [min] [5.32m x 3.59m [max] x 3.11m [min]]

An opening through to the conservatory, UPVC double glazed window to the front, central heating radiator and fireplace with stone hearth, surround and wooden mantle.



### CONSERVATORY

8'9" x 6'10" [2.69m x 2.09m]

Surrounded by UPVC double glazed partially frosted windows, set of UPVC double glazed French doors leading out to the rear garden and central heating radiator.



### FIRST FLOOR LANDING

UPVC double glazed window to the rear, loft access and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

11'5" x 9'2" [3.48m x 2.8m]

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



### BEDROOM TWO

11'9" [max] x 12'4" [min] x 4'6" [3.59m [max] x 3.77m [min] x 1.38m]

UPVC double glazed windows to the front and access to a storage cupboard.



### BEDROOM THREE

7'9" x 8'0" [2.37m x 2.46m]

Central heating radiator and UPVC double glazed window to the rear.

### BATHROOM/W.C.

8'9" x 4'7" [2.68m x 1.4m]

Central heating radiator, UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin with mixer tap and panelled bath with overhead electric shower. LED ceiling spotlights and partially tiled.



### OUTSIDE

To the front of the property the garden is mainly laid to lawn with pebbled border and pathway to the front door, enclosed by timber fencing. A shared driveway runs down the side of the property. To the rear the garden is tiered with lower tier laid to lawn and upper tier is a paved patio area, perfect for outdoor dining and entertaining with a pebbled area, space for a garden shed and mature trees, 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.

### 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.