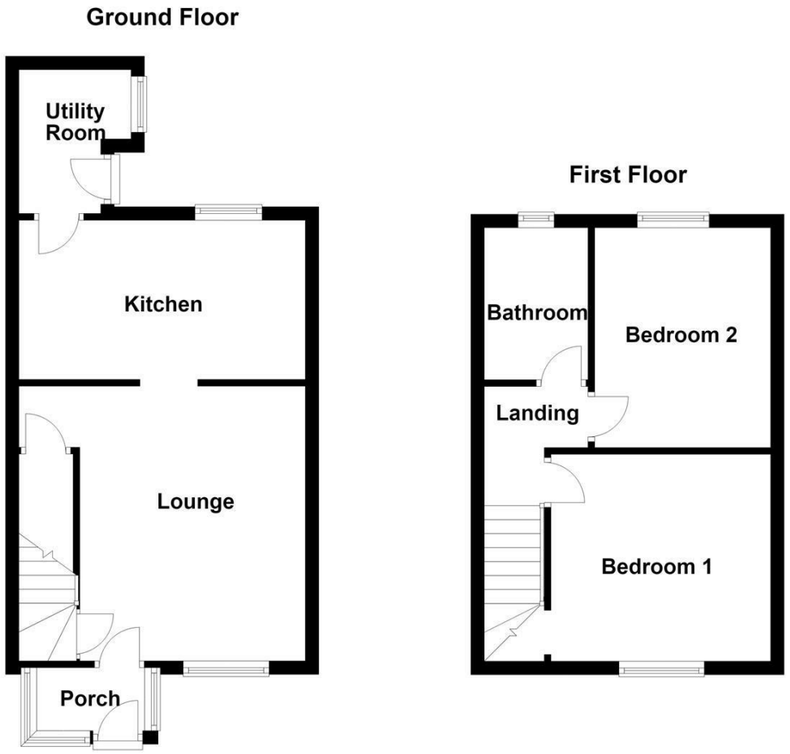
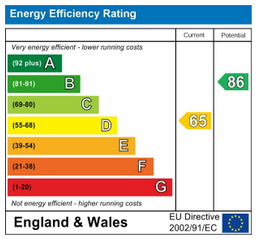




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

29 Oxford Street, Wakefield, WF1 5HY

For Sale Freehold £139,950

A superb opportunity for the first time buyer, professional couple or small family to acquire this well presented two bedroom mid terrace home. Offered for sale with no onward chain and vacant possession, the property is ready to move straight into and represents an excellent opportunity to step onto the property ladder.

The accommodation briefly comprises an entrance porch, spacious living room with access to the cellar, modern fitted kitchen and a useful utility room. To the first floor, the landing provides access to two well proportioned bedrooms and a contemporary family bathroom. Externally, the property enjoys a low maintenance front garden, whilst to the rear is an enclosed timber decked garden, providing an ideal space for outdoor dining, entertaining and relaxation.

The property is conveniently positioned close to a wide range of local amenities, including shops, schools and regular bus services, making it well placed for everyday living and commuting.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

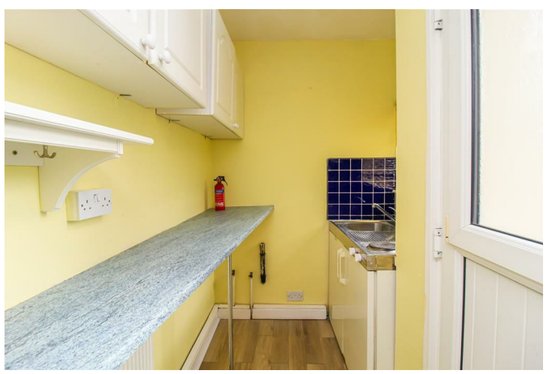
ACCOMMODATION

ENTRANCE PORCH
Entered via a front entrance door with laminate flooring and double glazed windows to either side overlooking the front elevation. A door leads through into the lounge.

LOUNGE
11'0" x 13'5" (3.36m x 4.10m)
A well presented reception room with laminate flooring, central heating radiator, coving to the ceiling, UPVC double glazed window overlooking the front elevation and a wall mounted electric fire. Stairs lead to the first floor landing, whilst an open doorway provides access into the kitchen. There is also access down to the cellar.

KITCHEN
13'11" x 7'10" (4.26m x 2.40m)
Fitted with a range of modern wall and base units with work surfaces incorporating a sink and drainer. There is space for a fridge/freezer, a central heating radiator, laminate flooring, tiled splashbacks, coving to the ceiling, a UPVC double glazed window overlooking the rear elevation and a door leading through to the utility room.

UTILITY ROOM
5'5" x 6'11" (1.67m x 2.13m)
Fitted with wall units and work surfaces incorporating a stainless steel sink and drainer, together with a two ring electric hob. The room benefits from tiled splashbacks, laminate flooring, a central heating radiator, UPVC double glazed window to the side elevation and a UPVC stable door providing external access.



FIRST FLOOR LANDING
With loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
10'0" x 11'1" (3.07m x 3.38m)
A double bedroom with central heating radiator, coving to the ceiling, UPVC double glazed window overlooking the front elevation and built in wardrobe space over the stairs.

BEDROOM TWO
11'1" x 7'4" (3.39m x 2.24m)
Featuring a central heating radiator, coving to the ceiling, UPVC double glazed window overlooking the rear elevation, loft access, built in wardrobe space and an airing cupboard.

BATHROOM/W.C.
7'11" x 5'0" (2.43m x 1.54m)
Comprising a three piece suite including a low flush W.C., wash basin set within a vanity unit and a panelled bath with mixer shower over. The room is finished with fully tiled walls and floor, recessed spotlights, a chrome ladder style heated towel rail and a UPVC double glazed window overlooking the rear elevation.

OUTSIDE
To the front of the property is a low maintenance garden with decorative pebbled borders. To the rear is a low maintenance enclosed garden, designed to provide an ideal space for outdoor entertaining. There is also shared rear access for neighbouring properties to accommodate refuse bins.

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.