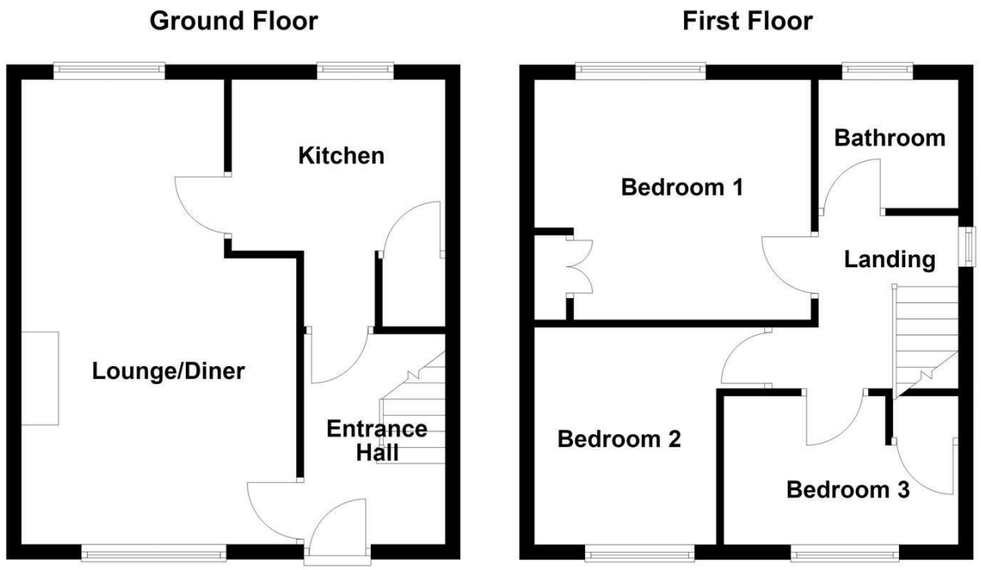
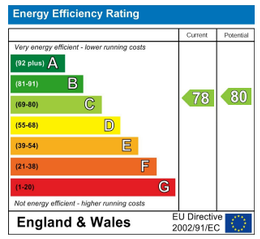




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



21 Langsett Road, Wakefield, WF2 7HL

For Sale Freehold £160,000

A fantastic opportunity to purchase this three bedroom semi detached home, benefitting from front and rear gardens, UPVC double glazing and gas central heating throughout.
The accommodation briefly comprises an entrance hall with doors providing access to the spacious lounge diner and kitchen. The kitchen benefits from a useful pantry cupboard and access to the side of the property.

To the first floor are three well proportioned bedrooms and a three piece house bathroom, together with loft access. Externally, to the front is a pleasant lawned garden with a paved pathway leading to the entrance door and continuing along the side of the property. Here, there is a useful lean-to and two brick built outbuildings providing additional storage. The rear garden is predominantly laid to lawn and enclosed by a combination of brick walling and timber fencing.

The property is conveniently situated for a range of local amenities and schools, with regular bus services providing access towards Wakefield city centre. The M1 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall, with staircase and double handrail providing access to the first floor landing. Two doors provide access to the lounge diner and kitchen.

LOUNGE DINER
20'6" x 12'1" (6.25 x 3.70)
Enjoying a dual aspect with UPVC double glazed windows overlooking the front and rear elevations. Two central heating radiators, coving to the ceiling and door providing access into the kitchen.

KITCHEN
9'5" x 7'5" (2.88m x 2.27m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine, space for a tumble dryer beneath the counter, space for a freestanding fridge freezer and space for a freestanding oven and grill. UPVC double glazed window overlooking the rear aspect and composite side entrance door. Timber door providing access to a useful pantry cupboard with original cold slab and fixed shelving. A further timber door leads back into the entrance hall.



FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation and loft access. Four doors provide access to three bedrooms and the house bathroom.

HOUSE BATHROOM
5'8" x 6'2" (1.74m x 1.89m)
Fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted shower attachment, low flush W.C. and pedestal wash basin with separate taps. Part tiled walls, chrome ladder style radiator and frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM ONE
10'8" x 12'4" (3.26m x 3.78m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Two built-in double storage cupboards with fixed shelving.



BEDROOM TWO
10'2" x 8'2" (3.12 x 2.49)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE
10'4" x 6'6" (3.16 x 1.99)
UPVC double glazed window overlooking the front elevation and central heating radiator. Timber door providing access to a boiler cupboard housing the combination boiler.



OUTSIDE
To the front is an attractive lawned garden with established hedging to the boundary. A paved pathway leads from a timber gate at the roadside to the front entrance door and continues along the side of the property. Timber door providing access into a lean-to with plastic roof. Two further timber doors provide access into brick built outbuildings, both offering useful storage. To the rear is a pleasant lawned garden enclosed by a combination of brick walling and 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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.