



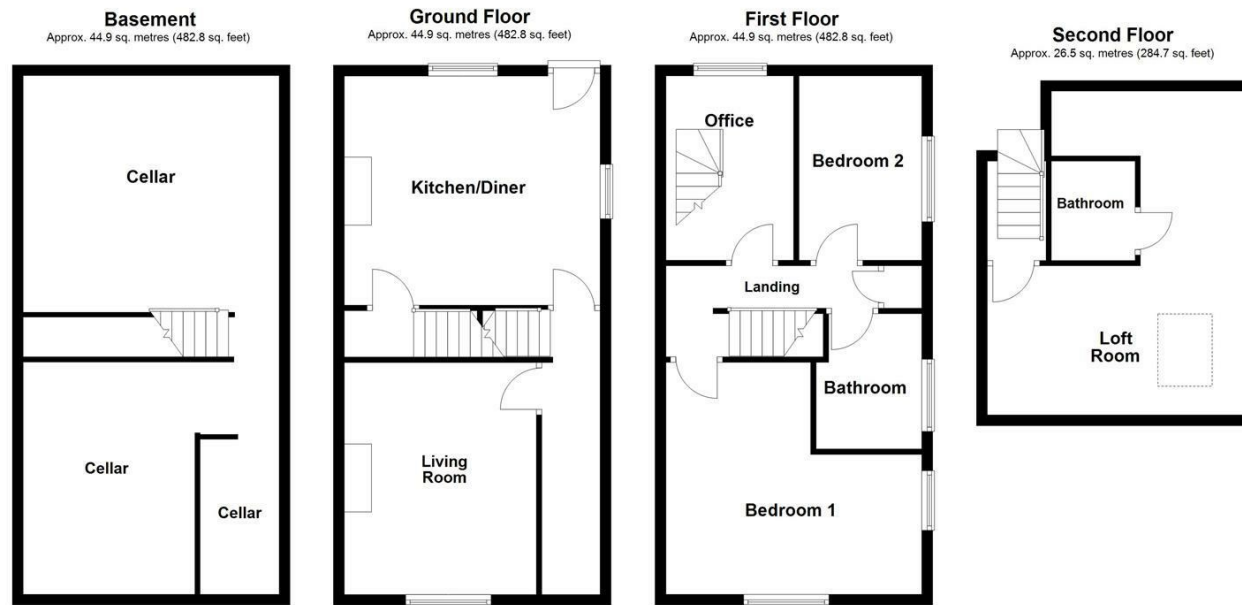
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 161.0 sq. metres (1733.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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.



## 2 West Street, Wakefield, WF2 8UA

### For Sale Freehold £165,000

A superb opportunity to purchase this two bedroom end terraced home, offering spacious and versatile accommodation arranged over three levels. Featuring a generous kitchen diner with breakfast bar, and an enclosed low maintenance rear yard with paved patio area, the property further benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hall, living room, and a large kitchen diner with breakfast bar, with access via staircase to the lower ground floor where three highly useful cellar rooms are located. To the first floor, the landing provides access to two double bedrooms, an office, and a modern three piece house bathroom, along with a useful boiler cupboard. A further staircase rises to the second floor landing, leading to the loft room, which enjoys its own en suite bathroom and Velux-style roof windows to the front. Externally, there is on street parking available on a first come, first served basis. To the rear, the property enjoys a low maintenance paved garden, enclosed by fencing to all three sides, creating a private outdoor space. A brick built outhouse also provides excellent additional storage.

The property is conveniently situated within easy reach of local amenities, well-regarded schools, and regular bus routes to and from Wakefield city centre. The motorway network is only a short distance away, making it ideal for commuters, while Wakefield Westgate railway station is also nearby for those travelling further afield.

An internal viewing is highly recommended to fully appreciate the quality, space, and versatility this fantastic home has to offer.



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**ACCOMMODATION**

**ENTRANCE HALL**

A composite front entrance door leads into the entrance hall, having a UPVC double glazed frosted sunlight above the door, central heating radiator, and staircase with handrail rising to the first floor landing. Two doors provide access to the living room and kitchen diner.

**LIVING ROOM**

11'1" x 13'10" [3.38m x 4.24m]

Featuring laminate flooring, an electric fire mounted to the chimney breast, UPVC double glazed window to the front aspect, two wall lights, picture rail, coving to the ceiling, and a central heating radiator.



**KITCHEN DINER**

13'10" x 15'5" [4.22m x 4.71m]

Fitted with a range of wall and base units with laminate work surfaces over, tiled splashbacks, single drainer sink with swan neck mixer tap, plumbing and drainage for a dishwasher, plumbing for a washing machine, and space for a tumble dryer beneath the counter. There is further space for a range cooker set within the chimney breast with tiled splashback and cooker hood above. The room also benefits from coving to the ceiling, downlights, fully tiled flooring, central heating radiator, two UPVC double glazed windows and Juliette style windows to the rear and side elevations, composite rear entrance door leading to the garden, and a door providing access via staircase to the cellar rooms. There is also space for a large freestanding fridge freezer and display cabinets with glass shelving.

**CELLAR**

The cellar is split into three separate rooms, including the original coal store and two main cellar rooms, both having lighting.

**CELLAR ROOM ONE**

10'4" x 14'0" [3.15m x 4.28m]

Situated to the front aspect.

**CELLAR ROOM TWO**

14'1" x 15'4" [4.30m x 4.68m]

The larger of the two main cellar rooms.

**FIRST FLOOR LANDING**

The first floor landing has five doors leading to two bedrooms, the house bathroom, office, and boiler cupboard.

**BEDROOM ONE**

15'0" x 13'11" [max] x 8'5" [min] [4.58m x 4.26m [max] x 2.57m [min] ]

Having two UPVC double glazed windows enjoying front and side elevations, together with a central heating radiator.



**BEDROOM TWO**

11'1" x 7'5" [3.39m x 2.27m]

Having a UPVC double glazed window overlooking the side elevation and central heating radiator.



**BATHROOM**

8'2" x 6'1" [2.50m x 1.87m]

Comprising a three piece suite consisting of panelled bath with mixer tap, glazed shower screen, shower attachment and rainfall shower over, pedestal wash hand basin with mixer tap, and low flush WC. There is a UPVC double glazed frosted window to the side elevation, tiling to the walls, chrome heated towel radiator, timber cladding to the ceiling, and inset spotlights.



**OFFICE**

6'11" x 7'11" [max] x 11'2" [min] [2.11m x 2.42m [max] x 3.42m [min]]

Having a UPVC double glazed window overlooking the rear elevation, central heating radiator, staircase with handrail rising to the second floor, and useful under stairs storage area. A staircase leads to the second floor landing with door providing access to the loft room.



**LOFT ROOM**

15'0" x 20'4" [max] x 8'11" [min] [4.59m x 6.21m [max] x 2.73m [min]]

Having two double glazed Velux style roof windows set into the pitched ceiling slope, central heating radiator, and door leading to the en suite bathroom.



**EN SUITE BATHROOM**

4'9" x 6'9" [1.45m x 2.06m]

Comprising panelled bath with mixer tap and shower attachment, wall mounted low flush WC, pedestal wash hand basin with two taps, tiled splashbacks, and chrome heated towel radiator.



**OUTSIDE**

To the front of the property there is on street parking available on a first come, first served basis. To the rear is a low-maintenance paved yard, enclosed by timber fencing to all three sides, with two timber gates providing access to the rear and side. There is also a brick-built outhouse offering useful garden storage, outside water supply, and external lighting.



**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.

**EPC RATING**

To view the full Energy Performance Certificate please call into one of our local offices.

**VIEWINGS**

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.