

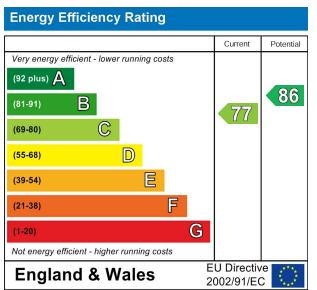
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



53 Childs Road, Wakefield, WF2 0BP

For Sale Freehold £225,000

Conveniently located between Wakefield city centre and Kirkhamgate is this three bedroom double fronted semi detached property benefitting from enclosed good sized landscaped garden with substantial outbuilding.

The briefly comprises of the entrance lobby leading into the entrance hall, lounge, downstairs w.c., open plan kitchen/dining room and rear porch. The first floor landing leads to three well proportioned bedrooms and three piece house bathroom. Outside to the front is a lawned garden with pathway to the front door and access via shared driveway to the side for off road parking. To the rear is a good sized landscaped garden with detached concrete garage and substantial outbuilding, perfect for outdoor dining and entertaining.

The property is within close proximity to local amenities such as local schools. Wakefield city centre is only a short distance away and M1 motorway a short drive away.

This property would be ideal for the growing family with potential extend, subject to consent and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE LOBBY

Composite front entrance door, laminate oak effect floor, central heating radiator, UPVC double glazed window to the side elevation and UPVC door to the entrance hall.

ENTRANCE HALL

Laminate oak effect flooring, central heating radiator, doors to lounge, kitchen/dining room, downstairs w.c. and stairs to the first landing.

LOUNGE

14'11" x 12'0" [4.57m x 3.68m]

Laminate oak effect flooring, central heating radiator, UPVC double glazed window to the front elevation, French doors to the rear and fireplace with feature brick slips.



W.C.

Low flush w.c., laminate oak effect flooring and extractor fan.

KITCHEN/DINING ROOM

9'6" x 23'1" [2.9m x 7.04m]

Range of wall and base units with laminate work surface over incorporating Range cooker with extractor hood and seven ring gas hob. Ceramic sink and drainer with mixer tap, space and plumbing for a fridge/freezer. UPVC double glazed windows to the front and side elevation, central heating radiator, laminate oak flooring and access to understairs storage. Door leading into the rear porch.



REAR PORCH

7'0" x 4'6" [2.14m x 1.39m]

Space and plumbing for a washing machine and dryer. Central heating radiator, tiled flooring, UPVC double glazed window and door to the rear with further window to the side.

FIRST FLOOR LANDING

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

BATHROOM/W.C.

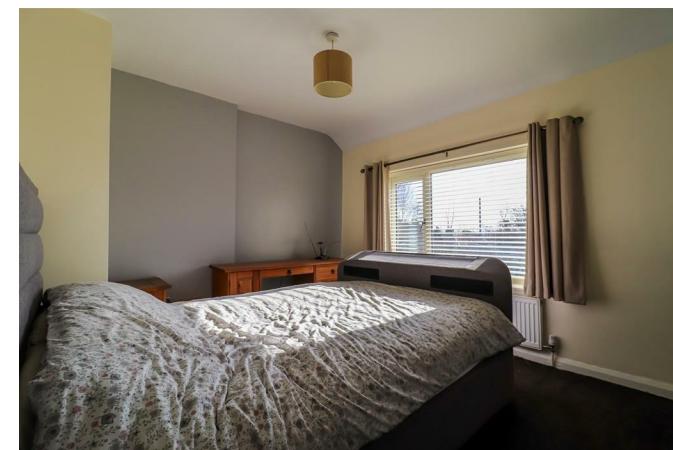
Low flush w.c., wash hand basin with mixer tap and panelled bath with mixer tap and mixer shower. UPVC double glazed frosted window to the rear elevation, built in cupboards, chrome towel rail, tiled walls and floor.



BEDROOM ONE

11'8" x 10'3" [3.56m x 3.13m]

Central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM TWO

13'5" x 9'10" [4.09m x 3.01m]

Range of fitted wardrobes, UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

9'8" x 6'8" [2.96m x 2.05m]

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

OUTSIDE

To the front is a lawned garden with paved walkway. To the rear is a paved patio area, gravelled area which could be used for off road parking and detached concrete garage with up and over door. To the rear is a substantial outbuilding, which could be used for a variety of purposes.



OUTBUILDING

11'0" x 10'11" [3.37m x 3.33m]

UPVC double glazed French doors, laminate flooring and spotlights.



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.