

WAKEFIELD

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OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

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2 Speak Close, Pinders Heath, Wakefield, WF1 4TG

For Sale Freehold £250,000

Sat on a generous sized plot is this three bedroom detached home benefitting from driveway parking and attractive wrap-around lawned gardens with potential to extend further [subject to consent], an ideal home for the growing family.

The property briefly comprises of the entrance hall, kitchen, spacious lounge, versatile study and downstairs w.c. The first floor landing leads to three bedrooms and main bathroom. Outside to the front is a lawned garden and driveway providing off road parking. To the rear is a good sized attractive wrap-around lawned garden with storage shed, surrounded by timber fencing.

This property would make an ideal purchase for a range of buyers looking in the Wakefield area, it is ideally located close to Wakefield city centre along with Pinderfields Hospital and transport links.

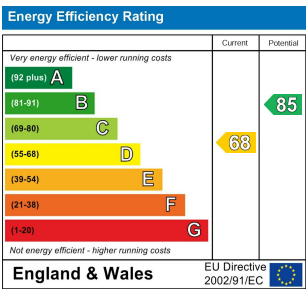
Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door to the side, vinyl flooring, double central heating radiator and doors to kitchen, lounge, downstairs w.c. and study.

KITCHEN

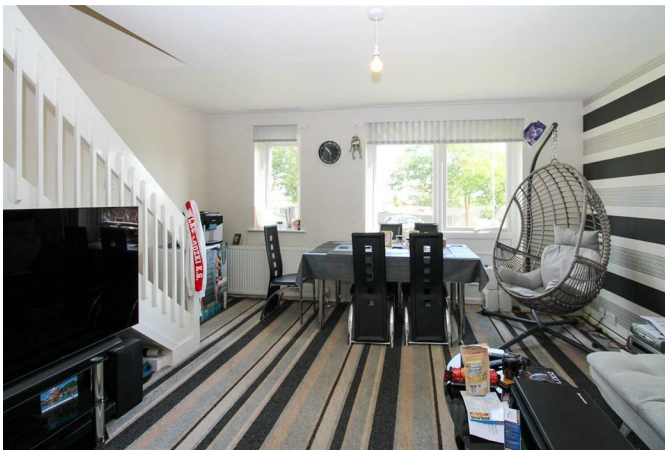
10'0" x 7'1" [3.06m x 2.17m]

Range of fitted wall and base units with stainless steel sink and drainer unit, electric oven with four ring hob and extractor hood. Space and plumbing for an automatic washing machine, under counter fridge/freezer, spotlights, UPVC double glazed window to the rear, double central heating radiator and vinyl flooring.

LOUNGE

12'7" x 14'10" [3.85m x 4.54m]

UPVC double glazed windows to the front, two double central heating radiators and stairs to the first floor landing.



STUDY

9'11" x 7'5" [3.04m x 2.28m]

UPVC double glazed window to the rear, double central heating radiator and wood effect flooring.

W.C.

3'8" x 4'7" [1.14m x 1.41m]

Low flush w.c., pedestal wash basin with mixer tap, vinyl flooring and double central heating radiator.

FIRST FLOOR LANDING

Loft hatch for loft access, doors to three bedrooms and house bathroom.

BEDROOM ONE

8'7" x 12'11" [2.62m x 3.94m]

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



BEDROOM TWO

8'8" x 14'9" [2.65m x 4.52m]

UPVC double glazed windows to the front, double central heating radiator and useful storage cupboard.



BEDROOM THREE

10'0" x 6'3" [3.06m x 1.92m]

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

BATHROOM/W.C.

7'9" x 4'6" [2.37m x 1.39m]

Three piece suite comprising panelled bath with mains shower over, low flush w.c. and pedestal wash hand basin. Chrome heated towel rail and UPVC double glazed frosted window to the side.



OUTSIDE

To the front of the property is a generous lawned garden and driveway running down the side of the property providing ample off street parking. To the rear is a large wrap-around garden, predominantly lawned with storage shed, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.