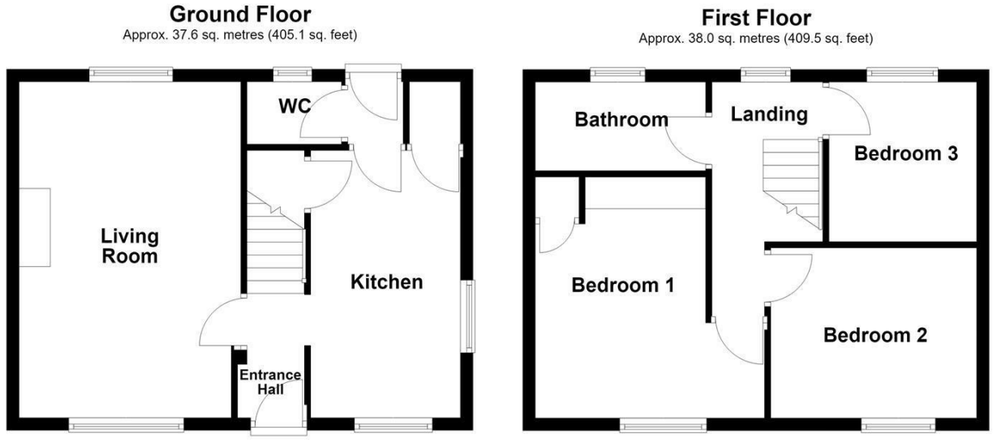
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 75.7 sq. metres (814.7 sq. feet)

71 Broadway, Wakefield, WF2 8AF

For Sale Freehold £175,000

A fantastic opportunity to purchase this spacious three bedroom semi detached home, occupying a generous corner plot with gardens to three sides, ample off road parking and a detached single garage.

The accommodation briefly comprises an entrance hall, spacious living room with feature fireplace and a fitted kitchen with an understairs storage cupboard, built-in pantry and access to the rear hallway. From here, a door leads to the downstairs WC, completing the ground floor accommodation. To the first floor, the landing provides access to three well proportioned bedrooms and a three piece family bathroom. Externally, the property enjoys an attractive lawned garden to the front, with a timber gate opening onto a paved pathway bordered by low maintenance gravelled areas. A generous lawned garden extends to the side, where double timber gates provide access to a concrete driveway offering off road parking and leading to the detached garage, which has a manual up-and-over door and a timber-framed glazed window to the side. To the rear is a large paved patio area, ideal for outdoor seating and dining, together with an attractive lawned garden. The gardens are enclosed by timber panel fencing to the front, side and rear.

The property is well placed for local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 and M62 motorway networks are also within easy reach, making this an ideal location for those commuting further afield.

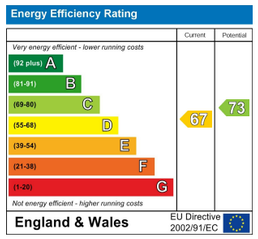
Only a full internal inspection will reveal everything this quality home has to offer, and an early viewing is highly recommended.

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
A UPVC double glazed front entrance door leads into the entrance hall, which has a central heating radiator and doors providing access to the kitchen and living room. A staircase with handrail rises to the first floor landing and is fitted with a mobility stairlift.

LIVING ROOM
17'5" x 11'10" (max) x 10'7" (min) (5.32m x 3.62m (max) x 3.25m (min))
Enjoying a dual aspect with UPVC double glazed windows overlooking the front and rear, the room also features coving to the ceiling, a central heating radiator and a gas fire set on a decorative hearth with matching interior and wooden surround.

KITCHEN
7'10" x 14'0" (2.41m x 4.29m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a stainless steel sink and drainer with mixer tap, plumbing and space for a washing machine, space for a freestanding oven and grill, and space for a freestanding fridge freezer. Two UPVC double glazed windows overlook the front and side aspects, creating a dual aspect. The kitchen also has a central heating radiator, tiled flooring and doors leading to the rear entrance hallway and pantry cupboard, which retains the original cold shelf.

REAR HALLWAY
Featuring a useful understairs storage cupboard, tiled flooring and a UPVC double glazed rear entrance door. A timber door provides access to the downstairs WC.

DOWNSTAIRS W.C.
4'4" x 2'11" (1.34m x 0.89m)
Fitted with a low flush WC, tiled flooring and a frosted UPVC double glazed window to the rear.

FIRST FLOOR LANDING
With a UPVC double glazed window overlooking the rear elevation, coving to the ceiling and loft access. Doors provide access to three bedrooms and the family bathroom.

BEDROOM ONE
10'2" x 11'10" (max) x 8'9" (min) (3.11m x 3.63m (max) x 2.69m (min))
Featuring a UPVC double glazed window overlooking the front elevation, a gas wall-mounted heater and a fitted double wardrobe with mirrored sliding doors. A further door provides access to the boiler cupboard, which houses the combination condensing boiler.

BEDROOM TWO
11'4" x 9'2" (3.47m x 2.81m)
With a UPVC double glazed window overlooking the front elevation and a gas wall mounted heater.

BEDROOM THREE
8'0" x 7'9" (2.44m x 2.38m)
Featuring a UPVC double glazed window overlooking the rear elevation.

BATHROOM
8'10" x 4'6" (2.71m x 1.39m)
Fitted with a three piece suite comprising a low flush WC, panelled bath with twin taps and separate electric shower over, and a pedestal wash basin with twin taps. The room also has partially tiled walls, a central heating radiator and a frosted UPVC double glazed window overlooking the rear elevation.

OUTSIDE
To the front, a timber gate opens onto a paved pathway leading through an attractive lawned garden with gravelled borders. The pathway continues to the side of the property. A generous lawned side garden has double timber gates opening onto a concrete driveway, providing off road parking for two vehicles and leading to a detached single garage. The garage has a manual up-and-over door and a timber-framed single glazed window to the side. To the rear is a large paved patio area, ideal for outdoor dining and entertaining, together with an attractive V shaped lawned garden. The garden is enclosed by timber panel fencing to the front, side and rear and benefits from an 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.