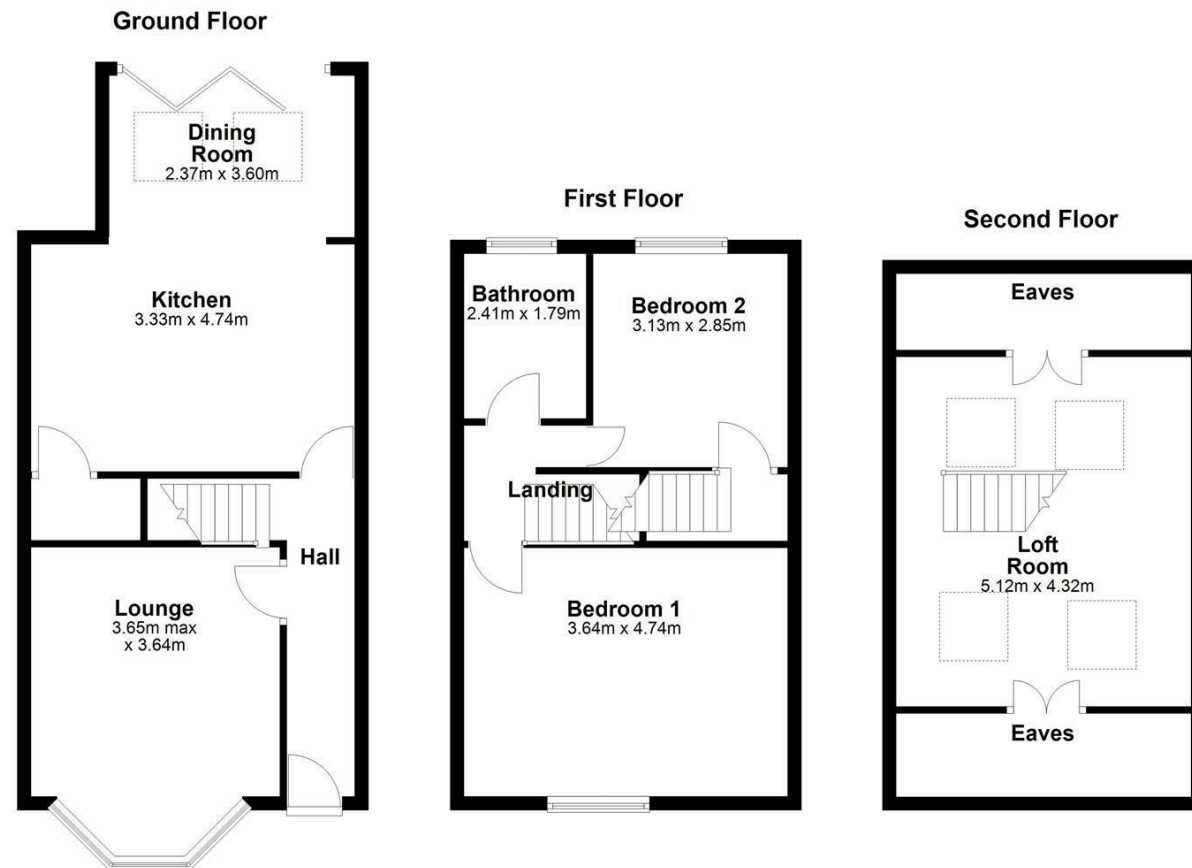
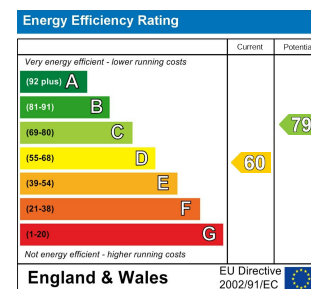




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208 Bradford Road



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.



208 Bradford Road, Wakefield, WF1 2AU

For Sale Freehold £275,000

Ideally located close to Wakefield city centre, this well presented and extended two bedroom semi detached property offers generous living accommodation and excellent convenience.

The accommodation comprises an entrance hall, a comfortable lounge, and an extended kitchen/dining room. To the first floor, there are two well proportioned bedrooms and a modern family bathroom with stairs up to the spacious loft room from bedroom two. The property benefits from a side driveway providing parking for up to three cars, as well as attractive gardens to the front and rear. The rear garden features a lawn, patio, and decked seating area, perfect for outdoor entertaining.

Situated within easy reach of local shops, schools, and amenities, the property is just a short drive from Wakefield city centre and offers excellent access to the motorway network for those commuting further afield.

Early viewing is highly recommended.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





ACCOMMODATION

ENTRANCE HALL

Entrance door into the entrance hallway, central heating radiator, stairs to the first floor landing. Doors to the lounge and the kitchen/diner.

LOUNGE

14'3" x 11'11" [4.36m x 3.65m]

UPVC double glazed bay window to the front, central heating radiator, feature open fireplace with wooden surround.



KITCHEN

15'7" x 10'10" [4.77m x 3.32m]

Wooden style kitchen with an array of base units for storage, space for a gas hob with tile splashback and cooker hood, island with further storage section, inset stainless steel sink with tap,

integrated dishwasher, integrated washing machine. Door into a pantry room with room for a fridge/freezer.

DINING ROOM

11'9" x 7'10" [3.60m x 2.39m]

UPVC double glazed bi-folding doors to the rear, two Velux windows and space for a fridge freezer.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

15'8" x 11'10" [4.78m x 3.63m]

UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

7'8" x 7'10" [2.34m x 2.40m]

UPVC double glazed window to the rear, central heating radiator and a door with stairs leading to the loft room.



BATHROOM

9'10" x 6'6" [3.0m x 2.0m]

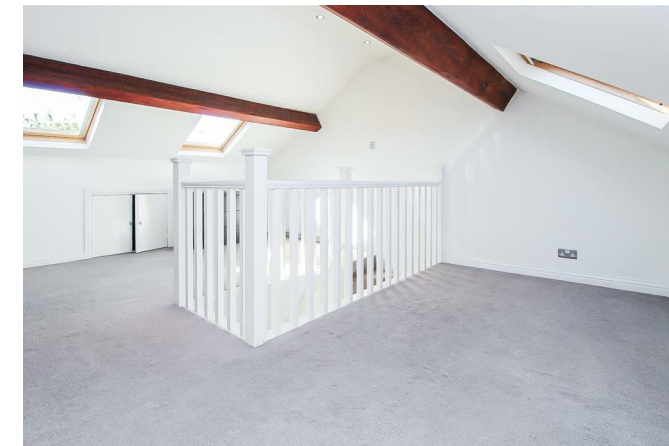
Frosted UPVC double glazed window to the rear, central heating radiator, spotlights, full tiling. Wall mounted shower over bath with glass shower screen, vanity wash basin with mixer tap, low flush W.C..



LOFT ROOM

16'9" x 14'2" [5.12m x 4.33m]

Four UPVC double glazed Velux windows (two to the front, two to the rear), central heating radiator, access to the eaves.



OUTSIDE

To the rear of the property, there is a patio seating area leading up to the side where there is a corner decked seating area with pebble border, space for a storage shed, and a small low-maintenance lawn to the side. The property is updated with driveway parking offering ample space for up to three cars. Neighbours have shared access for bins to the side and access to their garden.



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.

EPC RATING

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

VIEWING

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