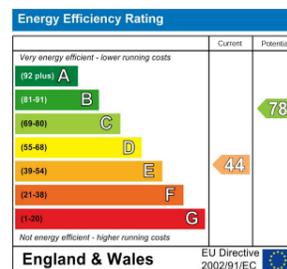
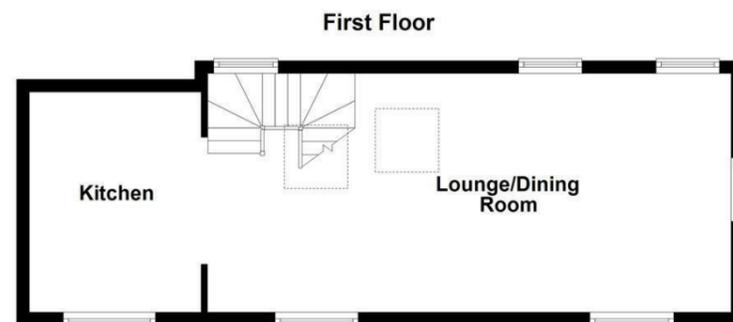
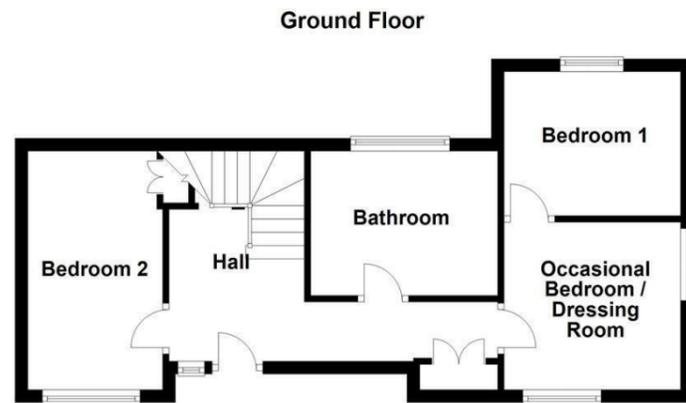




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## Hill Cottage Heath, Wakefield, WF1 5SN

**For Sale Freehold £325,000**

Beautifully presented throughout and having split level accommodation is this two/three bedroom cottage overlooking Heath Common with an enclosed garden and off street parking.

The accommodation briefly comprises of entrance hall, bathroom/w.c. and two/three bedrooms, with stairs to the first floor landing leading to the lounge and kitchen. Outside there is an enclosed garden and off street parking.

This quality property in a highly desirable residential location where properties are rarely seen on the open market for long, therefore, a full internal inspection is recommended to avoid disappointment. With quality fixtures and fittings throughout, double glazing and central heating, ideal for couple or young families.

**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**

### 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

From the front of the property there is an entrance door leading into the hallway.

#### ENTRANCE HALL

With hard wood flooring, impressive staircase leading to the first floor, recessed area having washing machine and additional airing/storage cupboard. From here this is access to two bedrooms and a bathroom/w.c.

#### BATHROOM/W.C.

9'6" x 6'11" [2.90m x 2.13m]

Furnished with three piece suite incorporating panelled spa bath with separate shower cubicle having glass block wall, feature wash basin, low suite w.c., extractor fan, towel rail, wood flooring with additional modern waterproof flooring around the shower area, spotlights and double glazed window to the rear.



#### OCCASIONAL ROOM/DRESSING ROOM

8'11" x 8'9" [2.74m x 2.69m]

With wood flooring and spotlights, central heating radiator, double glazed window to both front and side elevation opening into bedroom one.



#### BEDROOM ONE

8'0" x 7'6" [2.44m x 2.29m]

With wood flooring and spotlights, central heating radiator, double glazed window to the rear.

#### BEDROOM TWO

10'7" x 6'7" [3.25m x 2.03m]

With wood floor, built in wardrobe, central heating radiator, double glazed window to the front.



#### FIRST FLOOR LANDING

Opening into lounge.

#### LOUNGE

27'0" x 12'2" [8.23m x 3.71m]

An impressive living room having excellent views of The Heath from many of its windows, wood flooring, central heating radiators, TV and telephone point, step up to kitchen area.



#### KITCHEN AREA

10'9" x 6'5" [3.30m x 1.98m]

An excellent breakfast kitchen with range of wall and base storage units, sink unit, ample work surfaces and partly tiled walls with stainless steel unit, mixer tap, integral electric oven, electric hob, integral dishwasher and microwave and fridge freezer, central heating radiator, double glazed window to the front.

#### OUTSIDE

Occupying a prime position within Heath the property has a parking area to the side which leads to a lawned cottage garden area and needs to be seen in the first person to be fully appreciated, overall a very attractive proposition, well worthy of an internal inspection.



#### COUNCIL TAX BAND

The council tax band for this property is B.

#### 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.