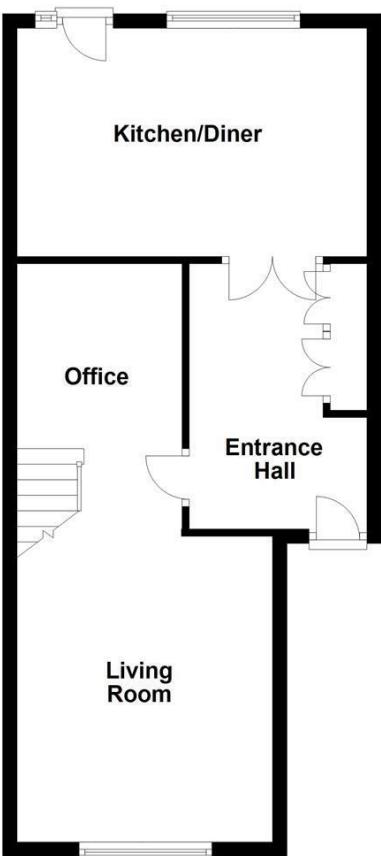
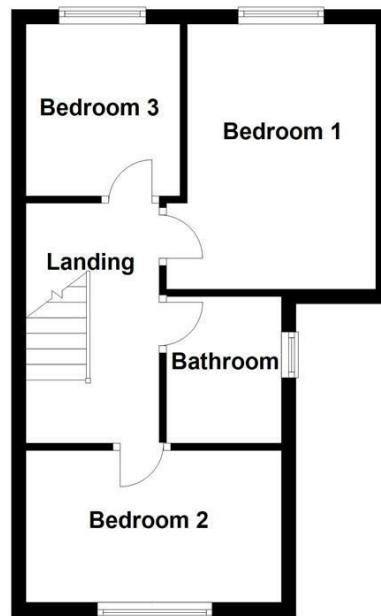


Ground Floor**First Floor****IMPORTANT NOTE TO PURCHASERS**

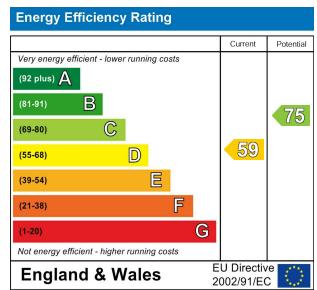
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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24 Haldane Crescent, Wakefield, WF1 4TE

For Sale Freehold £195,000

A fantastic opportunity to purchase this three bedroom semi detached property benefitting from extended kitchen/diner, off road parking and enclosed rear garden with summerhouse.

The property briefly comprises of entrance hall, office open through to the living room and extended kitchen/diner. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway and rockery garden. To the rear is a paved patio area with large timber summerhouse with power and light.

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 quality home and an early viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, two double doored built in cloakroom cupboards, central heating radiator, coving to the ceiling, double timber doors leading into the extended kitchen/diner and door to the office.

OFFICE

7'4" x 12'2" [2.24m x 3.73m]

Coving to the ceiling, staircase leading to the first floor landing and open through to the living room.



LIVING ROOM

13'8" x 11'6" [4.19m x 3.52m]

Coving to the ceiling, UPVC double glazed window overlooking the front aspect and electric fire on a tiled hearth with granite interior and wooden decorative surround.



KITCHEN/DINER

10'3" x 15'11" [3.14m x 4.86m]

Range of wall and base units with laminate work surface over and tiled splash back. Space and plumbing for a washing machine, space for a dishwasher, space for an oven and grill, space for a fridge/freezer, pull out pantry cupboards, coving to the ceiling, strip lighting, central heating radiator and UPVC double glazed window and door the rear aspect with frosted side panel.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. Coving to the ceiling and loft access.

BEDROOM ONE

8'7" x 12'1" [2.62m x 3.70m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO

6'10" x 11'7" [2.10m x 3.54m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

8'1" x 7'1" [2.48m x 2.17m]

UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.

5'3" x 6'8" [1.61m x 2.04m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c. and pedestal wash basin with two taps. Fully tiled walls and UPVC double glazed frosted window to the side elevation.



OUTSIDE

To the front of the property is a paved driveway with rockery style garden with plants. A timber gate provides access down a paved pathway into the rear garden. Within the rear garden is a paved patio area with raised planted borders and large timber summerhouse, surrounded by timber fencing.



SUMMERHOUSE

9'7" x 15'7" [2.94m x 4.75m]

Power and light and a single glazed window.

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.

COUNCIL TAX BAND

The council tax band for this property is B.