



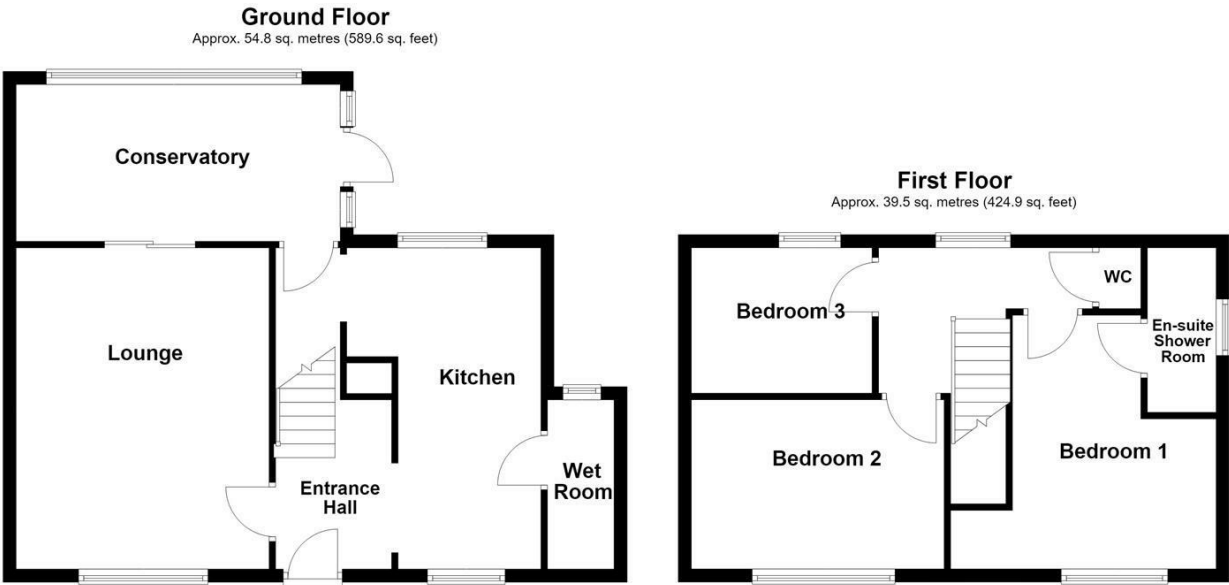
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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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.



96 Wharncliffe Road, Wakefield, WF2 7QA

For Sale Freehold £180,000

Offered to the market with vacant possession and no onward chain is this three bedroom semi detached home, benefiting from full central heating powered by a newly installed heat pump. Offering excellent potential for modernisation, the property is ideal for first time buyers, young families or those looking to create a home tailored to their own tastes.

The accommodation briefly comprises a welcoming entrance hall leading into the spacious living room, which in turn opens into the kitchen diner. The kitchen provides access to a rear lobby, incorporating a modern three piece shower room, and continues through to the conservatory with direct access to the rear garden. To the first floor, the landing provides access to two well proportioned double bedrooms, a further single bedroom, loft access and a separate WC. The principal bedroom also benefits from a modern three piece en suite shower room. Externally, the property enjoys a lawned front garden with paved pathways leading to the entrance door and side access. To the rear is an enclosed north west facing garden, incorporating a paved patio and lawn, creating an ideal space for outdoor dining and relaxation.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendal Lane Primary School which is only minutes walk away and Kettlethorpe High School. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

An early viewing is highly recommended to fully appreciate the potential and superb location this home has to offer.



ACCOMMODATION

ENTRANCE HALL

A flagged stepped pathway leads to the front entrance door, with lawned garden areas to either side and gated access to the side of the property. A timber entrance door leads into the hallway, which has laminate flooring, a central heating radiator and a staircase providing access to the first floor. Openings lead through to the lounge and kitchen.

LOUNGE

16'4" x 12'6" [5.00m x 3.83m]

Carpeted flooring, a central heating radiator and a gas fire. There are two UPVC double glazed windows overlooking the front elevation and aluminium sliding doors leading into the conservatory.



KITCHEN

15'10" x 19'9" [4.84m x 6.04m]

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer with mixer tap and tiled splashbacks. There is a four ring electric hob, an integrated oven, space and plumbing for a washing machine and space for a fridge freezer. The room has part laminate and part tiled flooring, ceiling spotlights, a central heating radiator, a UPVC double glazed window overlooking the rear elevation and a UPVC tilt-and-turn window to the front. Openings provide access to the wet room and conservatory. An understairs storage cupboard houses the consumer unit and the control equipment for the solar panels.

WET ROOM/W.C.

8'7" x 2'8" [2.64m x 0.82m]

Fitted with a low flush WC, wall mounted wash basin with mixer tap and a shower area with a mixer shower attachment. There is floor-to-ceiling tiling, a frosted UPVC double

glazed window overlooking the rear elevation, ceiling spotlights and a chrome ladder style central heating radiator.



CONSERVATORY

12'8" x 8'3" [3.87m x 2.52m]

Tiled flooring, a polycarbonate roof, a central heating radiator and UPVC double glazed windows. A door provides access to the rear garden.



FIRST FLOOR LANDING

Provides access to the loft, three bedrooms and the upstairs WC. There is also a UPVC tilt-and-turn window overlooking the rear elevation.

BEDROOM ONE

10'4" x 12'9" [3.17m x 3.91m]

The principal bedroom has carpeted flooring, a central heating radiator and a UPVC double glazed window overlooking the front elevation. There are fitted wardrobes, an overstairs storage cupboard, ceiling spotlights and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'4" x 4'5" [2.24m x 1.36m]

Fitted with a low flush WC, pedestal wash basin with mixer tap and a walk-in shower enclosure with a mixer shower. There is tiled flooring, floor-to-ceiling wall tiling, a central heating radiator, an extractor fan, ceiling spotlights and a frosted UPVC double glazed window to the side.



BEDROOM TWO

8'6" x 11'10" [2.61m x 3.61m]

Carpeted flooring, a central heating radiator, a UPVC double glazed window overlooking the front elevation and fitted wardrobes.



BEDROOM THREE

6'8" x 9'9" [2.04m x 2.99m]

Carpeted flooring, a central heating radiator and a UPVC tilt-and-turn window overlooking the rear elevation.



W.C.

2'5" x 3'5" [0.75m x 1.05m]

Fitted with a low flush WC and a wall mounted wash basin with mixer tap and tiled splashback. There is a frosted UPVC double glazed window overlooking the rear elevation, ceiling spotlights and a central heating radiator.

OUTSIDE

To the front of the property is a flagged stepped pathway leading to the entrance door, with lawned garden areas to either side. Gated access leads along the side of the property. On street parking is available to the front. The enclosed north-west facing rear garden has a flagged patio area and an artificial lawn, with established shrubs providing privacy. A garage is located beyond the rear garden and may offer potential for conversion to off-road parking, subject to the necessary consents.



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.

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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.