Richard Kendall Estate Agent

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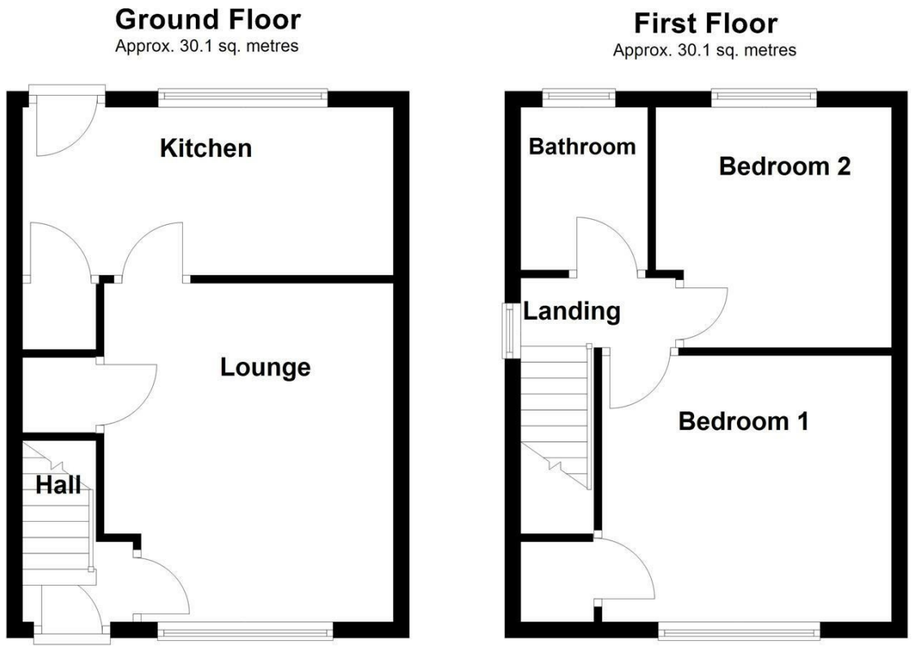
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 60.2 sq. metres

8 Flanshaw Street, Wakefield, WF2 9LQ

For Sale Freehold £170,000

Situated in Flanshaw is this spacious two bedroom semi detached property, benefitting from enclosed spacious rear garden and well proportioned accommodation throughout.

The accommodation briefly comprises an entrance hall, a comfortable living room and a fitted kitchen to the ground floor. To the first floor, the landing provides access to two bedrooms and a modern three piece family bathroom. Externally, the property enjoys low maintenance gardens to both the front and rear, with the rear incorporating a decked patio seating area, ideal for outdoor dining and entertaining.

The property is ideally located for a range of local amenities including shops and supermarkets such as Morrisons, along with good access to the M1 motorway network, making it particularly suitable for commuters travelling to Leeds and surrounding areas.

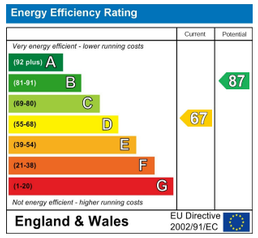
This property would make an ideal first home and early viewing is highly recommended.

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
Front UPVC door leading into the main hallway with staircase to the first floor landing and door through to the lounge.

LOUNGE
15'7" x 11'11" (4.75m x 3.64m)
UPVC double glazed window to the front elevation, central heating radiator, skirting, fitted wardrobe storage to one side, drawers and built in storage under the stairs with door through to the kitchen.

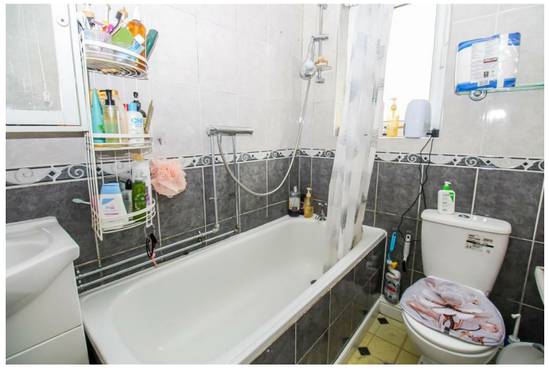
KITCHEN
15'3" x 6'11" (4.66m x 2.12m)
Fitted kitchen with a range of wall and base units for storage, laminate worktops, stainless steel sink and drainer unit, space for an electric cooker, space for a fridge freezer and built in storage cupboard under the stairs housing plumbing and space for a washing machine and dryer. UPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation providing access to two bedrooms and the family bathroom.

BEDROOM ONE
8'8" x 10'11" (2.65m x 3.34m)
UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard over the stairs.

BEDROOM TWO
9'10" x 9'8" (3.02m x 2.97m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
6'9" x 4'10" (2.07m x 1.49m)
Frosted UPVC double glazed window to the rear elevation, fitted with a three piece suite comprising panel bath with wall mounted shower over, vanity wash hand basin with mixer tap and W.C., central heating radiator and fully tiled walls.



OUTSIDE
To the front, a low maintenance lawned garden with a pathway and gated access leading to the rear. The rear garden incorporates a paved patio seating area and a low maintenance garden with space for a storage shed, enclosed by timber fencing.

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.