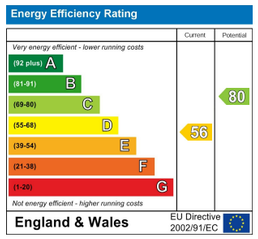



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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# 137 Denby Dale Road, Wakefield, WF2 8EB

## For Sale Freehold £275,000

Enjoying a corner plot position is this three double bedroom semi detached home benefitting modern bathroom, three reception rooms and outbuilding, currently used as a salon, but could be used for a variety of uses.

The property briefly comprises of entrance hall, living room, sitting/dining room, kitchen and porch. Stairs lead to the lower ground floor providing access to the storage room, downstairs w.c. and utility. The first floor landing leads to three double bedrooms and modern house bathroom/w.c. Outside to the front is a planted garden to the side and low maintenance paved patio area with gate and pathway leading to the useful outbuilding, currently used as a salon, which could be utilised for a variety of purposes, as well as an attractive Indian stone paved patio area, perfect for outdoor dining surrounded by timber fencing.

Only a full internal inspection will reveal all that's on offer at this quality home and a viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL
5'11" x 6'11" (1.81m x 2.12m)
Laminate flooring, contemporary radiator, ornate coving to the ceiling, stairs to the first floor landing and doors to the living room and sitting/dining room.

### LIVING ROOM
10'5" (min) x 12'0" (max) x 14'10" (3.18m (min) x 3.66m (max) x 4.54m)
Ornate coving to the ceiling, UPVC double glazed bay window to the side with further window to the front, contemporary radiator and space for an electric fire within the chimney breast.



### SITTING/DINING ROOM
10'4" (min) x 11'11" (max) x 14'10" (3.17m (min) x 3.64m (max) x 4.53m)
Laminate flooring, UPVC double glazed window overlooking the front aspect, ornate coving to the ceiling, contemporary radiator, an opening to the kitchen and door housing a staircase leading to the lower ground floor.

### KITCHEN
9'11" x 8'10" (3.03m x 2.70m)
Range of wall and base units with laminate work surface over and glass splash back, 1 1/2 ceramic sink and drainer with swan neck mixer tap, integrated twin oven and grill with separate four ring gas hob and cooker hood over, space for a fridge/freezer and integrated dishwasher. Laminate flooring, contemporary radiator, UPVC double glazed window overlooking the side aspect and an opening providing access into the porch.



### PORCH
4'4" x 5'8" (1.33m x 1.75m)
UPVC double glazed side entrance door with frosted sunlight above, UPVC double glazed windows to two sides, laminate flooring and light within.

### LOWER GROUND FLOOR
Doors providing access into basement storage room, downstairs w.c. and utility room.

### BASEMENT STORAGE ROOM
10'4" (min) x 11'7" (max) x 15'0" (3.16m (min) x 3.55m (max) x 4.58m)
UPVC double glazed frosted windows to the front and side aspect, power and light.

### W.C.
2'7" x 5'2" (0.79m x 1.60m)
Low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Shaver socket point, fully tiled floor and wall mounted extractor fan.

### UTILITY
9'9" (min) x 12'11" (max) x 14'11" (2.98m (min) x 3.96m (max) x 4.57m)
Range of base units with laminate work surface over, plumbing for a washing machine, space for a dryer and space for a fridge/freezer. Contemporary radiator, laminate flooring and combi condensing boiler. Power and light.

### FIRST FLOOR LANDING
Loft access and inset spotlights. Doors to three bedrooms and modern house bathroom.

### BEDROOM ONE
14'11" x 12'0" (4.56m x 3.66m)
UPVC double glazed windows overlooking the front and side elevation, range of fitted wardrobes, inset spotlights and central heating radiator.



### BEDROOM TWO
10'10" x 8'10" (3.32m x 2.70m)
UPVC double glazed window overlooking the front elevation, central heating radiator and inset spotlights.

### BEDROOM THREE
9'10" x 8'11" (3.02m x 2.73m)
UPVC double glazed window overlooking the front elevation, central heating radiator and inset spotlights.

### BATHROOM/W.C.
10'9" (max) x 5'5" (min) x 6'2" (3.30m (max) x 1.67m (min) x 1.89m)
Three piece suite comprising panelled bath with mixer tap and electric shower, low flush w.c. and vanity wash hand basin. Shaver socker point, central heating radiator, fully tiled floor, UPVC double glazed frosted window overlooking the front elevation, extractor fan and inset spotlights.



### OUTSIDE
To the front of the property is a planted garden to the side and low maintenance paved patio area. A timber gate provides access onto the concrete pathway leading to the salon with an attractive Indian stone paved patio area, perfect for entertaining and dining purposes, surrounded by timber fencing.



### OUTBULDING/SALON
16'0" x 10'0" (4.90m x 3.07m)
Could be utilised for a variety of purposes such as a work from home space, bar or games room. Fully plastered walls and ceiling, UPVC double glazed French doors to the front. inset spotlights, UPVC double glazed frosted window to the side, laminate flooring. Range of high gloss base units with laminate work surface over, vanity wash basin with mixer tap and tiled splash back.



### 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.