



WAKEFIELD
01924 291 294

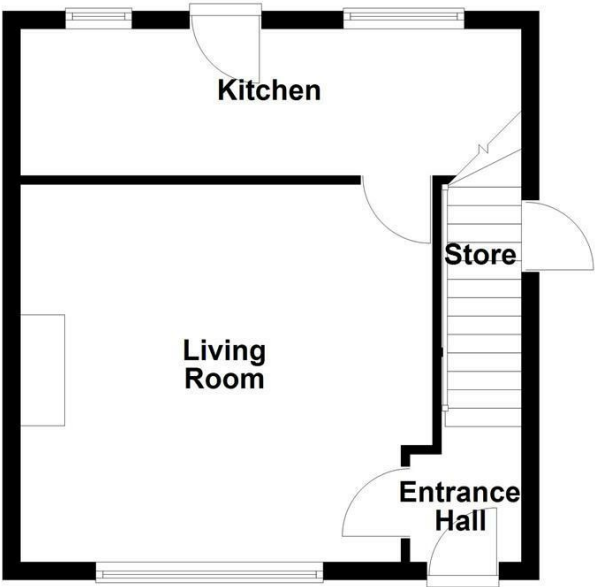
OSSETT
01924 266 555

HORBURY
01924 260 022

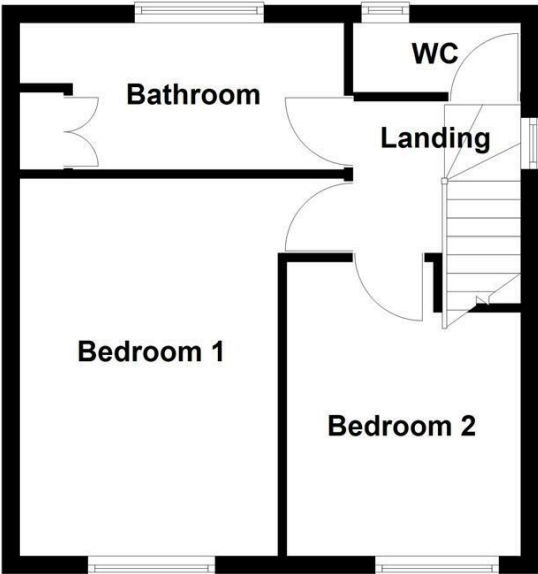
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

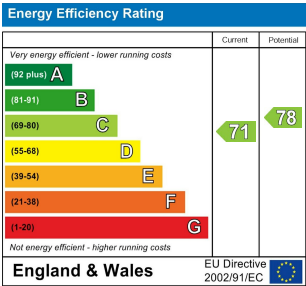


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



22 Brooklands Road, Walton, WF2 6LY

For Sale Freehold £155,000

A superb opportunity to purchase this two bedroom end terrace property benefitting from driveway parking and attractive rear garden with built in summerhouse/bar.

The property briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing leads to two double bedrooms, bathroom and w.c. Outside to the front is a lawned garden and driveway parking. Double gates provide access to a built in storage unit. To the rear is an attractive lawned garden with shed and summerhouse, fully kitted out as a bar.

The property is well placed for local amenities, including shops and schools, local bus routes are nearby travelling to and from the city centre. There is good access to the motorway network ideal for the commuter wishing to work or travel further afield.

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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, central heating radiator and door providing access into the living room.

LIVING ROOM

14'0" [min] x 15'3" [min] x 14'0" [4.28m [min] x 4.65m [min] x 4.28m] UPVC double glazed window overlooking the front aspect, central heating radiator, laminate flooring and door providing access into the kitchen.



KITCHEN

5'4" x 18'7" [1.65m x 5.68m] Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and

plumbing for a washing machine, space for a cooker, extractor fan and space for a fridge/freezer. Central heating radiator, UPVC double glazed windows and door to the rear garden.

FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, loft access, doors to two bedrooms, bathroom and w.c.

BEDROOM ONE

13'10" x 9'7" [4.24m x 2.94m] UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

10'9" [max] x 9'1" [min] x 8'7" [3.30m [max] x 2.78m [min] x 2.64m] UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM

5'3" x 12'0" [1.61m x 3.66m] Pedestal wash basin with tiled splash back and panelled bath with mixer tap and mixer shower. Central heating radiator, double doored built in storage cupboard with fixed shelving within, coving to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



W.C.

2'5" x 6'2" [0.76m x 1.89m] Low flush w.c., central heating radiator and UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE

To the front is an attractive lawned garden and a driveway to the side providing off road parking. Double timber swing gates lead to the rear where there is a timber door providing access to the built in storage unit. Within the rear garden is a timber decked patio area, perfect for outdoor dining and entertaining overlooking a lawned garden with timber shed and timber summerhouse with full built in bar comprising wooden work surface, bar pumps, power and light.



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.