

**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**

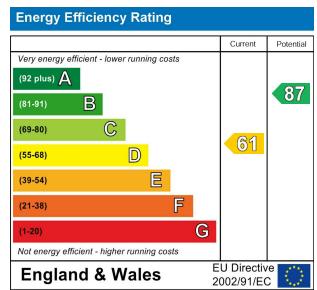
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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.

## 61 Coach Road, Wakefield, WF1 3EX

**For Sale Freehold £165,000**

A superb opportunity to purchase this two bedroom end terrace property having recently been redecorated and benefitting from new flooring throughout, modern bathroom, off road parking and an enclosed landscaped rear garden.

The property briefly comprises of the spacious living room, inner hallway leading to the kitchen/diner with access down to the cellar. The first floor landing leads to two bedrooms and modern house bathroom. Outside to the front is a low maintenance pebbled buffer garden. Whilst to the rear is an enclosed landscaped rear garden with attractive lawn and brick patio area, a pebbled pathway to a timber gate leading to a pebbled off road parking space.

The property is ideally located for all local shops and amenities that Outwood has to offer including local primary and secondary schools. Bus routes to Wakefield and Leeds city centres are a short walk away and Outwood train station is 0.9 miles away. Wakefield Westgate train station is 2.4 miles away and Wakefield Kirkgate train station is 1.4 miles away, both being on the east coast mainline. The M1 and M62 motorway networks are only a short drive away perfect for those looking to commute further afield.

Offered for sale with no chain and vacant possession, ideal for the first time buyer, couple or small family. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### LIVING ROOM

UPVC front entrance door, coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the front aspect and electric fire on a stone hearth with decorative brick interior (with chimney suitable for an open fire). Door providing access to the inner hallway.



### HALLWAY

Central heating radiator, stairs to the first floor landing and door to the kitchen/diner.

### KITCHEN/DINER

12'1" x 13'8" [3.70m x 4.19m]

Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated fridge, space and plumbing for a washing machine, integrated oven and grill with four ring ceramic hob and cooker hood. Built in double doored storage cupboards, central heating radiator, matching cupboard housing the boiler, UPVC double glazed door and window to the rear garden with frosted sunlight and door with staircase down to the cellar.

### CELLAR

9'5" x 11'3" [2.89m x 3.45m]

Original curing table, timber single glazed window to the front aspect, power and light. Wooden door providing access into the old coal shuttle room.

### FIRST FLOOR LANDING

Loft access and doors to two bedrooms and bathroom.

### BEDROOM ONE

11'3" x 13'8" [3.44m x 4.18m]

UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access to a built in single wardrobe.



### BEDROOM TWO

7'4" x 12'1" [2.24m x 3.70m]

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



### BATHROOM/W.C.

8'5" x 6'1" [2.58m x 1.87m]

Three piece suite comprising of a panelled bath with mixer tap, with dual rainfall-style shower head and a separate shower handset attachment over. Concealed cistern low flush w.c. and vanity wash basin with chrome mixer tap. Extractor fan, chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear elevation.



## OUTSIDE

To the front of the property is on street parking with Yorkshire stone flagged steps leading to the entrance door of the property with low maintenance pebbled buffer garden. To the rear is a landscaped garden with a brick patio area and an attractive lawn with pebbled pathway. A timber gate provides access to a pebbled off road parking space (with potential for two vehicles).



## 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.