Richard Kendall Estate Agent

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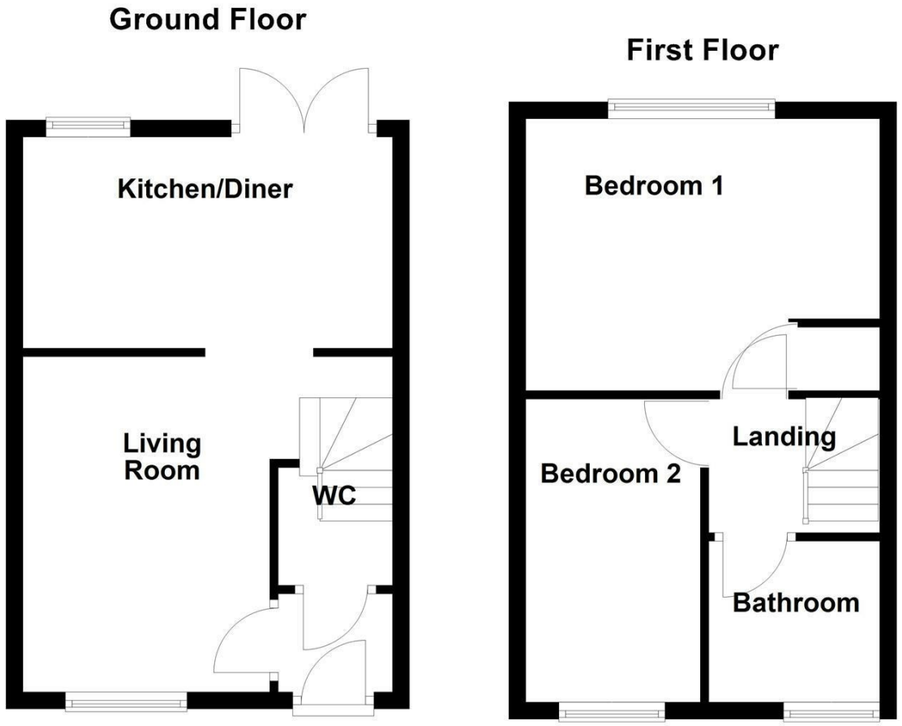


3 Pinderhill Mews, Wakefield, WF1 4FA

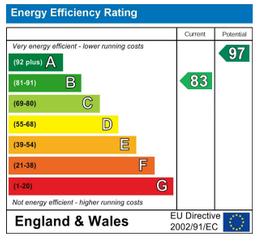
For Sale Freehold £215,000

Situated close to Pinderfields Hospital and Wakefield city centre on this modern development is this superbly presented two bedroom town house benefitting from driveway parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/diner. The first floor landing leads to two bedrooms and house bathroom. Outside to the front is driveway parking for one vehicle. To the rear is an enclosed garden with lawn and patio area.

Wakefield city centre is only a short distance away with all the local shops and amenities is has on offer. For those looking to commute further afield, the motorway network is nearby.

Ready to move into, this property would make a fantastic first time home and a 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
UPVC front entrance door, central heating radiator and doors to the downstairs w.c. and living room.

W.C.
4'5" x 4'4" (1.36m x 1.34m)
Two piece suite comprising low flush w.c. and wash hand basin with mixer tap and tiled splash back. Central heating radiator and spotlights to the ceiling.

LIVING ROOM
13'0" x 9'7" (3.98m x 2.93m)
UPVC double glazed window to the front elevation, central heating radiator and an opening through to the kitchen/diner.

KITCHEN/DINER
14'3" x 9'3" (4.36m x 2.82m)
Fitted kitchen with a range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer unit with mixer tap, integrated oven with gas hob and cooker hood. Space for washing machine, dryer and fridge/freezer. Central heating radiator, spotlights, UPVC double glazed window and French doors to the rear elevation.

FIRST FLOOR LANDING
Doors to two bedrooms and bathroom.

BEDROOM ONE
10'7" x 14'4" (3.25m x 4.38m)
UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard housing the boiler.

BEDROOM TWO
11'8" x 6'6" (3.58m x 1.99m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
7'3" x 6'4" (2.22m x 1.94m)
Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the front elevation, central heating radiator and spotlights.

OUTSIDE
To the front of the property is driveway parking for one vehicle. To the rear of the property is a lawned garden with flagged patio area, surrounded by timber fencing. There is rear access for the bins.

PLEASE NOTE
The vendor pays a maintenance charge of £5.20 per month, gardens charge of £5.23 per month and an admin charge of £1.53 per month.

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.