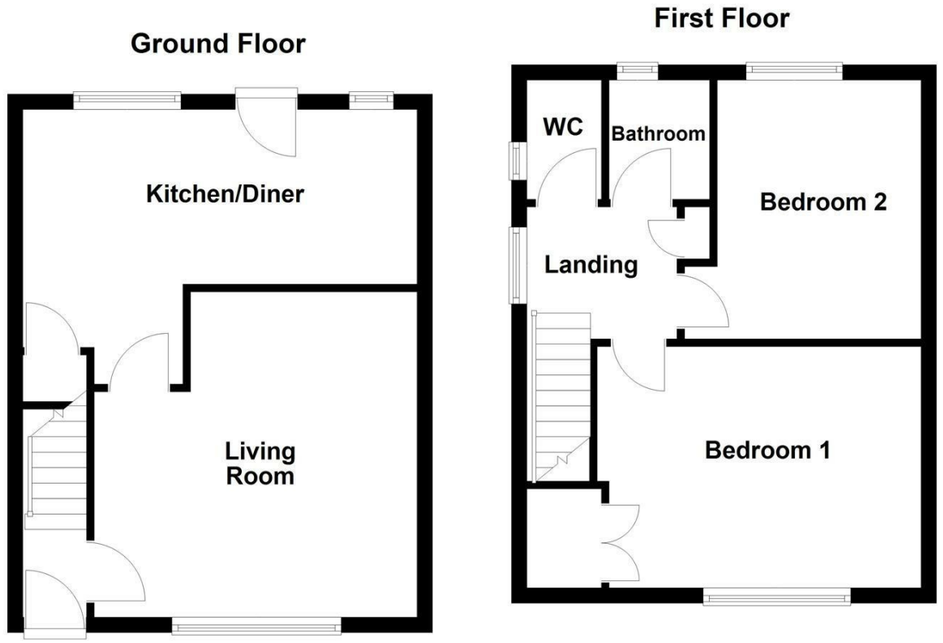
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



35 Ivy Lane, Wakefield, WF1 4BB

For Sale Freehold £155,000

A two bedroom semi detached property situated close to Wakefield city centre. Benefitting from an open plan kitchen/diner and lawned front and rear gardens, this property is certainly not one to be missed.

The property briefly comprises of an entrance hall, living room and a kitchen/diner with a door into the rear garden, to complete the ground floor accommodation. Upstairs, to the first floor, there is doors to two bedrooms, the house bathroom and a separate W.C.. To the front of the property there is a laid to lawn garden with a flagged pathway and leading up to a front entrance and side access to the rear garden. To the rear of the property the garden is mainly laid to lawn with a pathway to the top and a paved patio area for outdoor dining and entertaining purposes.

The property itself is located close to Wakefield city centre with main bus routes running to and from. The M1 and M62 motorway only a short drive away, perfect for those requiring good commuter links.

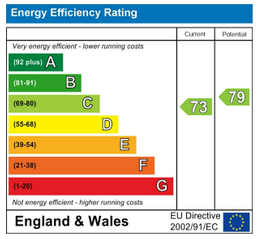
Only a full internal inspection will reveal all that's on offer in this home and an early viewing is highly recommended.

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.

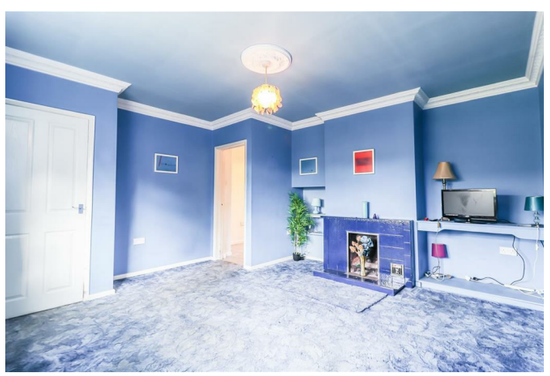
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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
Composite front entrance door into the entrance hall. Stairs to the first floor landing, door into the living room.

LIVING ROOM
13'10" x 13'9" (4.24m x 4.20m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, door into the kitchen/diner.



KITCHEN/DINER
16'9" x 11'7" (5.13m x 3.54m)
Two UPVC double glazed windows to the rear, composite entrance door to the rear garden, door to an understairs storage cupboard which houses the boiler. A range of wall and base units with laminate worksurface over and tiled splashback. Space and plumbing for a washing machine, space and plumbing for a cooker with extractor fan above.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, central heating radiator. Doors to two bedrooms, the bathroom, separate W.C. and a storage cupboard.

BEDROOM ONE
13'10" x 9'9" (4.24m x 2.99m)
UPVC double glazed window to the front, central heating radiator, storage cupboard.

BEDROOM TWO
11'0" x 12'0" (3.37m x 3.66m)
UPVC double glazed window to the rear, central heating radiator, fitted cupboards and wardrobes.

BATHROOM
5'0" x 4'4" (1.53m x 1.34m)
Frosted UPVC double glazed window to the rear, central heating radiator. Panelled bath and a ceramic pedestal wash basin.

W.C.
2'0" x 5'3" (0.61m x 1.61m)
Frosted UPVC double glazed window to the side, fully tiled, low flush W.C..

OUTSIDE
To the front of the property there is a laid to lawn garden with a flagged pathway and leading up to a front entrance and side access to the rear garden. To the rear of the property the garden is mainly laid to lawn with a pathway to the top and a paved patio area for outdoor dining and entertaining purposes.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWING
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.