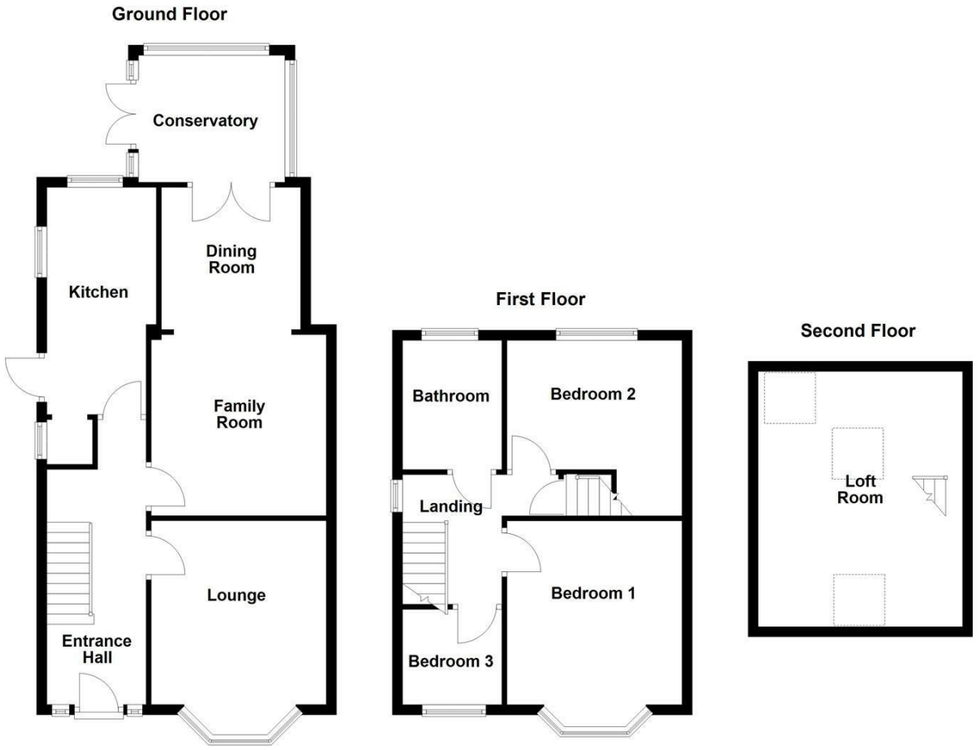

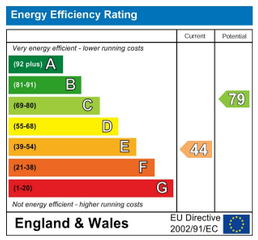

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

2 Fox Lane, Wakefield, WF1 2AJ

For Sale Freehold Offers Over £200,000

In need of updating throughout however offering a huge potential is this deceptively spacious and extended three bedroom semi detached house set back from the main road side. Benefitting from gas central heating and UPVC double glazed windows throughout.

The property fully comprises of an entrance hall, lounge, family room, dining room, conservatory, and an extended kitchen. Upstairs, there are three bedrooms, a bathroom, and a staircase leading to the loft room. Outside, the home benefits from gardens at both the front and rear, along with a paved driveway for off street parking.

The property is well placed for local amenities including shops and schools with local bus routes nearby, good access to the town centre and the national motorway networks.

Offered for sale with no chain and vacant possession and is an ideal home for those looking to put their own stamp on a property. An early viewing comes highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Front entrance door, doors to kitchen, living room and family room. Stairs to first floor landing.

LIVING ROOM
11'3" x 11'9" (3.44m x 3.59m)
A good sized family room with wooden fire surround with wall mounted gas fire.

FAMILY ROOM
11'8" x 11'6" (3.57m x 3.52m)
A good sized reception room with wooden fire surround with wall mounted gas fire with fitted radiator, square opening into dining room.

DINING ROOM
9'11" x 8'3" (2.74m x 2.53m)
Central heating radiator, UPVC double glazed French doors into conservatory.

CONSERVATORY
9'1" x 8'8" (max) (2.78m x 2.65m (max))
Fully UPVC double glazed windows to three sides with French doors to the side, brick built base. Fully tiled floors, central heating radiator.

KITCHEN
17'10" x 8'8" (max) x 6'8" (min) (5.45m x 2.65m (max) x 2.05m (min))
Wall and base units with work surface over with 1 1/2 stainless steel sink and drainer with mixer taps, plumbing for washer, space for slimline dishwasher, integrated fridge freezer, oven and grill, four ring gas hob with filter hood above. Splashback tiles, two UPVC double glazed windows one to the rear and one to the side, UPVC double glazed door to the side. Central heating radiator, laminate floor.

PANTRY
Frosted UPVC double glazed window to the side.

FIRST FLOOR LANDING
Central heating radiator, door and stairs to loft room, door to three bedrooms and bathroom.

BEDROOM ONE
13'4" x 11'9" (4.07m x 3.60m)
UPVC double glazed bay window to the front, central heating radiator.

BEDROOM TWO
10'7" x 11'6" (max) (3.23m x 3.53m (max))
UPVC double glazed window to rear, fitted wardrobes to one side, central heating radiator.

BEDROOM THREE
5'11" x 6'4" (1.81m x 1.95m)
UPVC double glazed window to the front, central heating radiator.

BATHROOM
7'9" x 5'10" (2.37m x 1.79m)
Fully tiled walls, tiled floor, frosted UPVC double glazed window to the rear. Low flush W.C., pedestal wash basin, panel bath, shower cubicle with mixer shower.

LOFT ROOM
10'1" x 16'4" (3.08m x 5.0m)
Door and stairs from first floor landing up to loft room. Sloping roof either side, three double glazed timber framed Velux windows - two to the rear, one to the front. Central heating radiator.

OUTSIDE
To the front of the property is a lawned garden area and a driveway providing off street parking. The paved driveway leads down the side of the property opening to the rear garden.

COUNCIL TAX BAND
The council tax band for this property is C.

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.

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