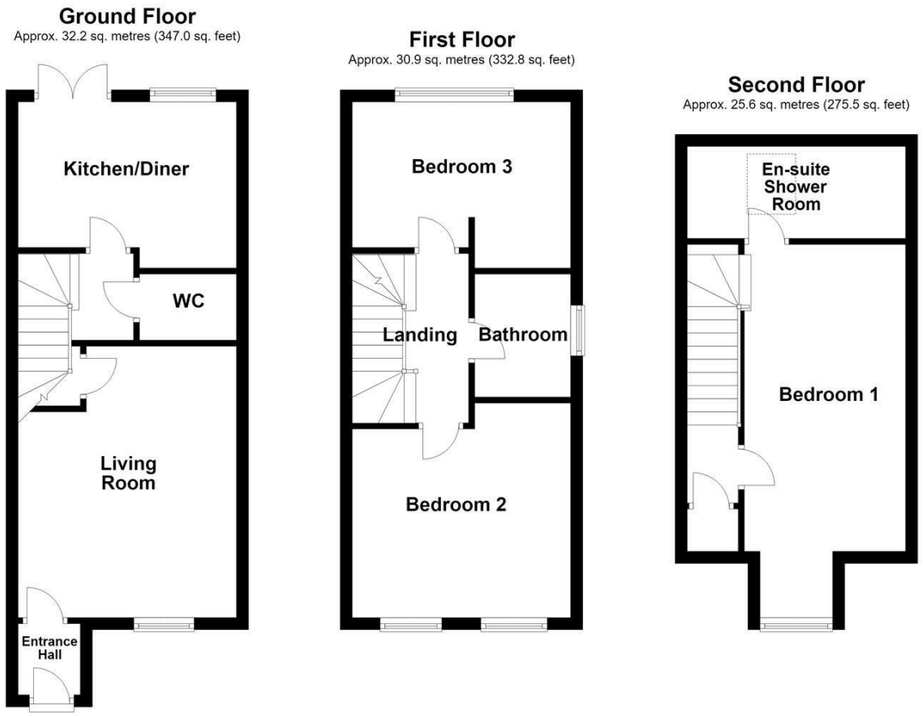


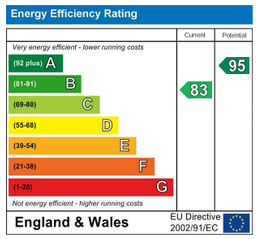

Total area: approx. 88.7 sq. metres (955.2 sq. feet)

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

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NORMANTON 01924 899 870
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# 29 Ledger Fold Rise, Wakefield, WF1 2FZ

## For Sale Freehold Offers Over £255,000

Situated in a highly convenient location close to Wakefield city centre is this modern three storey, three bedroom townhouse offering well presented accommodation. Ideally positioned for commuters, the property enjoys excellent access to Leeds and surrounding areas via the M1 and M62 motorway networks, regular bus services and Wakefield Westgate railway station is a short drive away.

The accommodation briefly comprises an entrance vestibule opening into a well proportioned living room, an inner hallway, downstairs WC and a kitchen/dining room. To the first floor are two generous double bedrooms and the family bathroom, while a further staircase leads to the second floor where the principal bedroom benefits from its own en suite facilities. Externally, the property enjoys a good sized driveway providing off road parking for two vehicles, together with a private and enclosed rear garden, ideal for relaxing and outdoor entertaining.

Well maintained throughout and offering a practical layout across three floors, this attractive home is perfectly suited to first time buyers, professional couples and young families looking for modern living with excellent transport links and amenities close at hand.

An early viewing is highly recommended to fully appreciate all that this superb home has to offer.



## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door with two steps leading into the entrance hall. The entrance hall has laminate flooring, central heating radiator with cover, a door leading into the living room and staircase leading to the first floor.

### LIVING ROOM
14'8" x 11'10" (4.49m x 3.63m)
UPVC double glazed window to the front aspect, central heating radiator and laminate flooring. There is a door leading into the inner hallway and a further door providing access to the understairs storage cupboard.



### INNER HALLWAY
Laminate flooring, staircase with handrail leading to the first floor landing and doors providing access to the downstairs W.C. and kitchen diner.

### W.C.
4'4" x 3'8" (1.33m x 1.12m)
A low flush W.C., pedestal wash basin with mixer tap and tiled splashback, central heating radiator, laminate flooring and extractor fan.

### KITCHEN/DINER
8'11" x 11'11" (2.72m x 3.64m)
Fitted with a range of wall and base high gloss units with laminate work surfaces over, incorporating a one and a half stainless steel sink and drainer with mixer tap. There is plumbing and drainage for a washing machine, space for a slimline dishwasher beneath the counter, integrated oven and grill with four ring gas hob, stainless steel splashback and cooker hood over. There is also space for a large freestanding fridge freezer, tiled flooring, central heating radiator, UPVC double glazed French doors leading out to the landscaped rear garden and a UPVC double glazed window overlooking the rear aspect. The combination condensing boiler is housed within one of the kitchen cupboards.

### FIRST FLOOR LANDING
A central heating radiator, staircase with handrail leading to the second floor landing and doors providing access to two bedrooms and the house bathroom.

### BATHROOM/W.C.
5'7" x 7'10" (1.71m x 2.41m)
Comprising a three piece suite with panelled bath, mixer tap and tiled splashback, pedestal wash basin with mixer tap and tiled splashback and low flush W.C. There is a fully tiled floor, central heating radiator, extractor fan and frosted UPVC double glazed window overlooking the side elevation.



### BEDROOM TWO
10'5" x 11'10" (3.20m x 3.63m)
Two UPVC double glazed windows overlooking the front elevation and a central heating radiator.




### BEDROOM THREE
8'10" x 11'10" (2.71m x 3.63m)
Laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.



### SECOND FLOOR LANDING
Doors providing access to bedroom one and a useful storage cupboard.

### BEDROOM ONE
8'6" x 16'7" (2.60m x 5.07m)
Having a programmable thermostat providing zoned heating control for the property, loft access, double glazed window overlooking the front elevation, central heating radiator, laminate flooring and a door leading into the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.
4'11" x 11'0" (1.52m x 3.37m)
A three piece suite with pedestal wash basin with mixer tap and tiled splashback, low flush W.C. and corner shower cubicle with double glazed doors and mixer shower. There are fully tiled walls within the shower cubicle, fully tiled flooring, central heating radiator, extractor fan and a double glazed Velux style window with integrated blind overlooking the rear elevation.



### OUTSIDE
To the front of the property is a tarmac double driveway providing off road parking for two vehicles with an electric vehicle socket. A paved pathway continues down the side of the property with low maintenance pebbled edging and through a timber gate, providing access to the enclosed landscaped rear garden. The rear garden has a paved patio area ideal for outdoor dining and entertaining, an attractive lawn with planted border to the right hand side and a further pebbled seating area to the rear with timber shed. Timber fencing surrounds the garden on all three sides, making it fully enclosed.



### 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.

### 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.

### PLEASE NOTE
There is an annual service charge, which varies each year. For 2026, the charge was £160.89, inclusive of an additional £26.97 to cover supplementary costs.