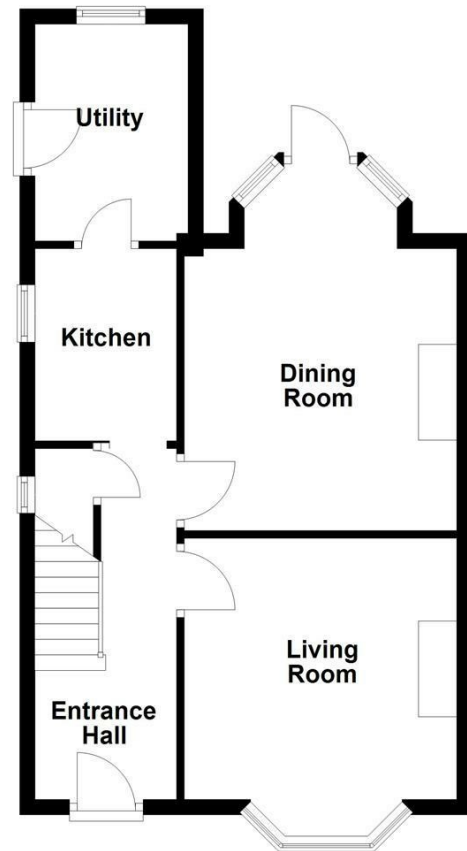


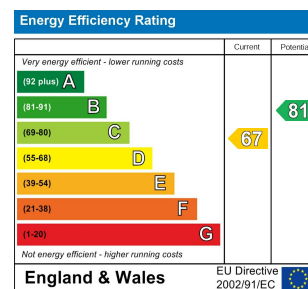
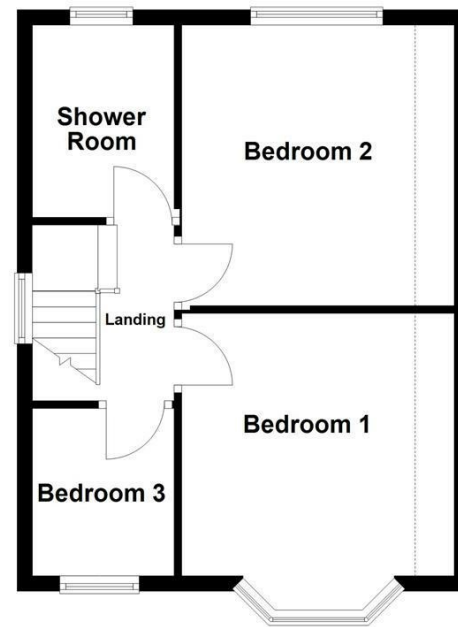


**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

**Ground Floor**



**First Floor**



**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.



**403 Leeds Road, Wakefield, WF1 2JH**

**For Sale Freehold £235,000**

Situated in Newton Hill is this extended and well appointed three bedroom semi detached property benefiting from ample reception space and enclosed front and rear lawned gardens.

The property briefly comprises of the entrance hall, living room, dining room and kitchen with separate utility room. The first floor landing leads to three bedrooms and house shower room. Outside to the front a timber gate provides access onto a lawned garden with pathway leading to the front door. To the rear is an attractive enclosed lawned garden with mature shrubs and flowers incorporating paved patio area, perfect for outdoor dining.

The property is situated in this popular residential neighbourhood within easy reach of Wakefield centre. Main bus routes provide access to Wakefield and Leeds, local shops and schools. Outwood is only a short distance away and close commuting distance to the M1 and M62 motorway networks.

Ideal for the couple or 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

### ENTRANCE HALL

UPVC front entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing with understairs storage cupboard, an opening to the kitchen doors to the living room and dining room.

### LIVING ROOM

14'1" x 11'7" [max] x 5'8" [min] [4.31m x 3.55m [max] x 1.73m [min]] UPVC double glazed bay window to the front, central heating radiator and a marble hearth with matching surround and wooden mantle having provision for an electric fire.



### DINING ROOM

14'1" x 11'6" [max] x 4'9" [min] [4.3m x 3.53m [max] x 1.46m [min]] UPVC double glazed bay window and door to the rear, central

heating radiator, coving to the ceiling, fitted storage cupboard and a marble hearth with matching surround and wooden mantle having provision for a gas fire [currently capped off].



### KITCHEN

6'0" x 8'2" [1.83m x 2.51m] Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a gas cooker. UPVC double glazed window to the side, door to the utility room and central heating radiator.

### UTILITY

9'3" x 6'5" [2.84m x 1.97m] Range of wall and base units with laminate work surface over, space and plumbing for a washing machine, space for a fridge/freezer, UPVC double glazed window to the rear and UPVC frosted door to the side,

## FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms and shower room.

### BEDROOM ONE

14'1" x 9'11" [max] x 5'5" [min] [4.31m x 3.04m [max] x 1.66m [min]] UPVC double glazed bay window to the front, central heating radiator, a range of fitted wardrobes and storage units.



### BEDROOM TWO

12'1" x 9'10" [3.7m x 3.0m] UPVC double glazed window to the rear, central heating radiator and a range of fitted wardrobes.



### BEDROOM THREE

6'0" x 6'10" [1.85m x 2.1m] Central heating radiator and UPVC double glazed window to the front.

### SHOWER ROOM/W.C.

5'11" x 8'3" [1.82m x 2.54m] Three piece suite comprising low flush w.c., wash basin and shower cubicle with mains overhead shower. Fitted storage unit with laminate work surface over, UPVC double glazed frosted window to the rear, central heating radiator and extractor fan.



## OUTSIDE

To the front a timber gate provides access onto a lawned garden with planted border and a pathway leading to the front door. To the rear is a lawned garden incorporating mature shrubs and flowers with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



## 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.