

IMPORTANT NOTE TO PURCHASERS

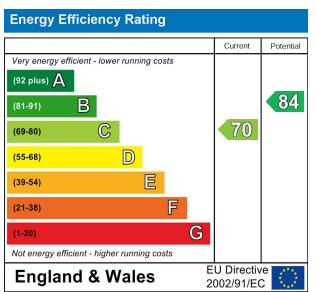
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

47 Broadway, Wakefield, WF2 8AF

For Sale Freehold £170,000

Ready to move into is this well presented three bedroom semi detached property benefitting from off road parking and a well maintained and spacious rear garden.

The property briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally there is a low maintenance garden to the front with shared driveway to the side with spacious lawned rear garden incorporating patio.

The property is ideally located for all local shops and amenities such as Morrisons Supermarket only minutes away. The M1 motorway network is a short drive away for those looking to commute further afield for work.

This property would be fantastic for the first time buyer, couple or family and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Doors to the living room and kitchen/diner. Staircase leading to the first floor landing.

LIVING ROOM

11'10" x 17'5" [3.61m x 5.33m]

UPVC double glazed windows to the front and rear elevation, central heating radiator and open fireplace with log burner and tiled surround. Wall light to one side and spotlights to the ceiling.



KITCHEN/DINER

17'5" x 8'0" [5.33m x 2.44m]

Modern fitted kitchen with an array of base and floor to ceiling units with integrated oven, integrated microwave, integrated gas hob with cooker hood and splash back. Space for a washing machine, space for a fridge/freezer, built in storage cupboards and UPVC rear door. UPVC double glazed window to the front elevation and central heating radiator.

FIRST FLOOR LANDING

Access to three bedrooms and family bathroom. UPVC double glazed window to the rear elevation.

BEDROOM ONE

12'0" x 12'5" [3.67m x 3.79m]

Two UPVC double glazed windows to the front elevation, central heating radiator and built in wardrobes to one side with storage.



BEDROOM TWO

9'3" x 11'3" [2.83m x 3.43m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

8'0" x 7'10" [2.44m x 2.39m]

UPVC double glazed window to the rear elevation and central heating radiator. Currently used as a home office.

BATHROOM/W.C.

8'10" x 4'8" [2.71m x 1.44m]

Three piece suite comprising wall mounted shower over the bath with glass screen, wash hand basin with hot/cold tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, central heating radiator and partially tiled walls.



OUTSIDE

To the rear of the property is a flagged patio seating area and well maintained spacious rear garden with lawn, bush and shrubbery border with space for storage sheds. There is a shared driveway to the side of the property.



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.

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.