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507 Denby Dale Road West, Calder Grove, Wakefield, WF4 3AA

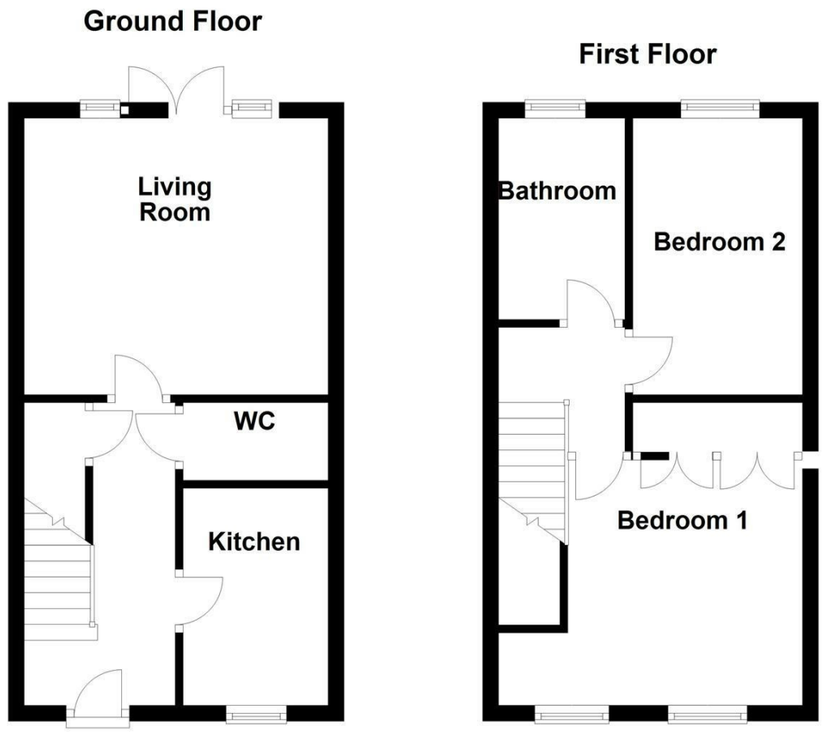
For Sale Freehold £190,000

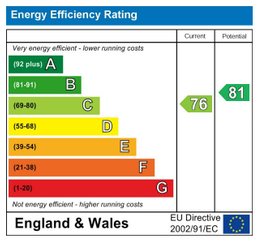
Proudly introduced to the market with no onward chain is this well presented two double bedroom mid terrace townhouse, situated in the sought after area of Calder Grove. Offering spacious accommodation and a south facing rear garden, the property is presented in ready to move into condition and would suit a variety of buyers.

The accommodation briefly comprises an entrance hall with solid flooring, providing access to the first floor staircase, a modernised downstairs WC and a useful understairs storage cupboard. There is a fitted kitchen to the front, while to the rear is a spacious living room with solid flooring and UPVC patio doors opening onto the south facing rear garden. To the first floor, the landing provides access to two double bedrooms and a recently refurbished three piece house bathroom. Bedroom one benefits from fitted wardrobes and an overstairs storage cupboard which houses the gas combination boiler. There is also loft access from the landing. Externally, the property enjoys a tarmac driveway to the front with a flagged pathway leading to the entrance door. To the rear is an enclosed two tier garden incorporating a flagged patio area and lawned section, enjoying a south facing aspect.

Ideally suited to first time buyers and young families, the home is within walking distance of local shops and amenities, as well as a range of primary and secondary schools. There is also easy access to nearby countryside walks and the motorway network for those commuting further afield.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.





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.

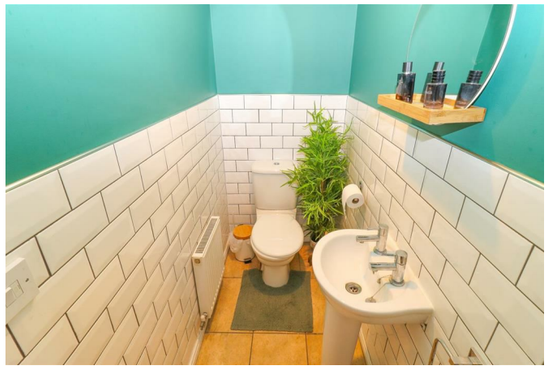
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
Solid wood flooring, central heating radiator, staircase leading to the first floor and access to the kitchen, downstairs WC, under stairs storage and living room.

KITCHEN
8'8" x 5'7" (2.66m x 1.72m)
Tiled flooring, range of wall and base units with laminate work surfaces, stainless steel sink with mixer tap and drainer, tiled splashbacks, integrated cooker with four ring gas hob and pull out extractor fan. Space and plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to the front elevation and central heating radiator.

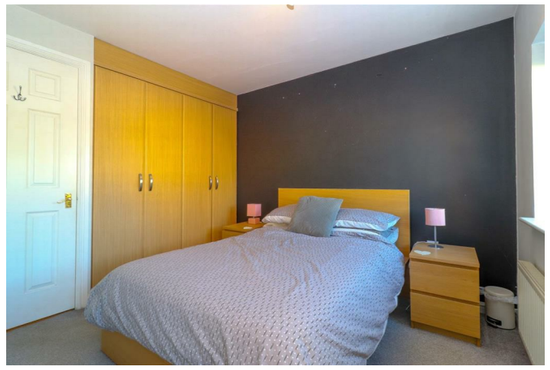
W.C.
5'9" x 2'9" (1.76m x 0.84m)
Tiled flooring, part tiled walls, low flush WC, pedestal wash basin with hot and cold taps, central heating radiator and extractor fan.



LIVING ROOM
12'2" x 11'3" (3.71m x 3.44m)
Solid wood flooring, central heating radiator and UPVC double glazed patio doors leading out to the rear garden.

FIRST FLOOR LANDING
Carpeted flooring, central heating radiator, loft access and doors leading to two bedrooms and the house bathroom

BEDROOM ONE
9'8" x 8'9" (2.97m x 2.69m)
Carpeted flooring, central heating radiator, fitted wardrobes and UPVC double glazed window to the front elevation. The over stairs cupboard houses the Ideal gas combination boiler.



BEDROOM TWO
11'5" x 6'6" (3.49m x 1.99m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.
5'0" x 8'6" (1.53m x 2.6m)
Fully tiled walls, vanity unit with mixer tap, low flush WC, panelled bath with hot and cold taps and overhead shower with mixer attachment, chrome ladder style heated towel radiator, inset ceiling spotlights, extractor fan and frosted UPVC window to the rear elevation.

OUTSIDE
Externally to the front there is a tarmac driveway with a flagged pathway leading to a composite entrance door. The rear garden is south facing and arranged over two tiers, comprising a flagged patio seating area with steps leading up to a second tier with lawn and a flagged pathway, all enclosed by 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.