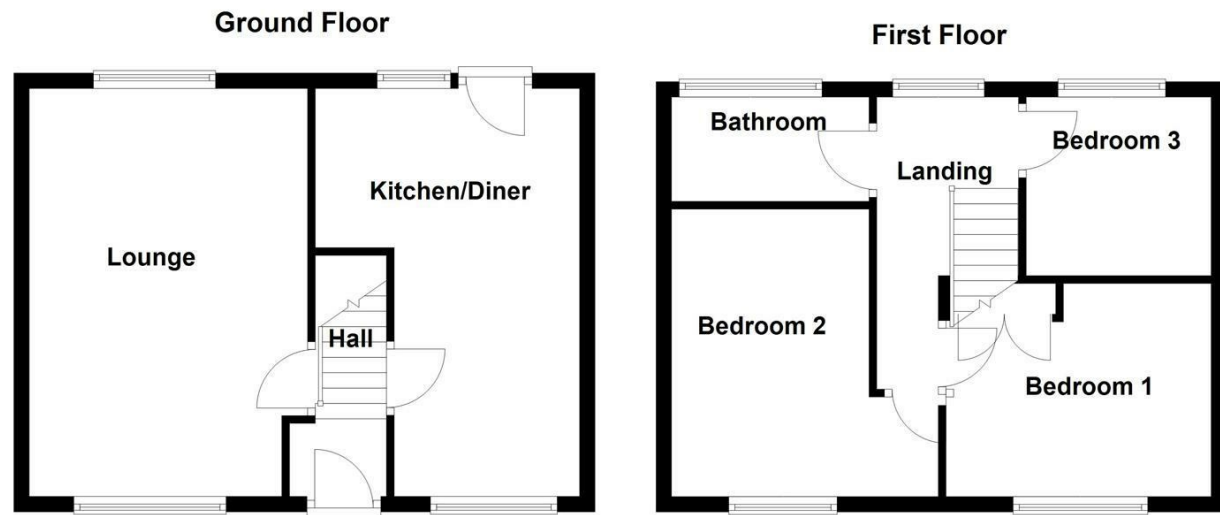




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
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140 Broadway, Wakefield, WF2 8AQ

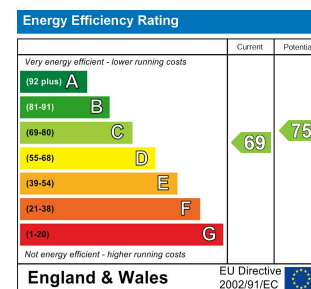
For Sale Freehold £210,000

Situated on Broadway is this superbly presented three bedroom semi detached property, offering well proportioned accommodation, driveway parking and a generous enclosed rear garden.

The accommodation briefly comprises an entrance hall, spacious lounge and a modern kitchen diner. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property benefits from driveway parking to the front for two to three vehicles. To the rear, there is a particularly spacious and well maintained garden incorporating a lawn, paved patio seating areas and a garage for additional storage.

Ideally suited to first time buyers and families, the property occupies a convenient location close to Wakefield city centre, within walking distance of Wakefield Westgate train station, and within easy reach of primary and secondary schools, as well as excellent motorway links.

Presented in ready to move into condition, this is a fantastic home and an early viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

Front entrance door leading into the hallway with central heating radiator and access to the lounge and kitchen diner.

LOUNGE

17'5" x 11'10" (5.31m x 3.63m)

UPVC double glazed windows to the front and rear elevations, central heating radiator, open fireplace with electric log burner, tiled flooring, coving to the ceiling and skirting boards.



KITCHEN/DINER

17'5" x 11'6" (5.31m x 3.53m)

UPVC window to the front, UPVC rear door and double glazed panel door. Fitted with a range of wall and base units with worktops over, integrated induction hob with oven below and cooker hood, stainless steel sink and drainer with mixer tap, space for fridge freezer and washing machine. Central heating radiator and built-in storage cupboard housing the boiler.



FIRST FLOOR LANDING

UPVC window to the rear and access to three bedrooms and the house bathroom.



BEDROOM ONE

11'3" x 9'1" (3.43m x 2.78m)

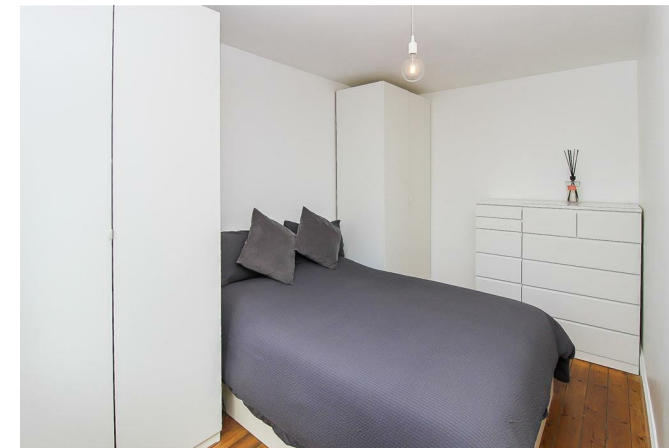
UPVC window to the front, central heating radiator, wood flooring and wardrobe space over the bulkhead.



BEDROOM TWO

12'2" x 11'5" (3.71m x 3.48m)

UPVC window to the front, central heating radiator, wood flooring and skirting.



BEDROOM THREE

7'10" x 7'8" (2.41m x 2.34m)

UPVC window to the rear, central heating radiator, wood flooring and skirting.



BATHROOM/W.C.

8'10" x 4'5" (2.70m x 1.37m)

Frosted UPVC window to the rear, fitted with a three piece suite

comprising bath with shower over and glass screen, wash basin with mixer tap and WC. Chrome ladder style radiator and fully tiled walls.



OUTSIDE

To the front, there is gated access leading to a pebble driveway providing off road parking for several vehicles, with steps down to the entrance. To the rear, there is a flagstone patio seating area leading to a further pebbled section and a lawned garden with mature shrubs. Side gated access leads to an additional patio area, a detached garage and shed.



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.