Richard Kendall Estate Agent

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16 Church View, Wakefield, WF1 5AL

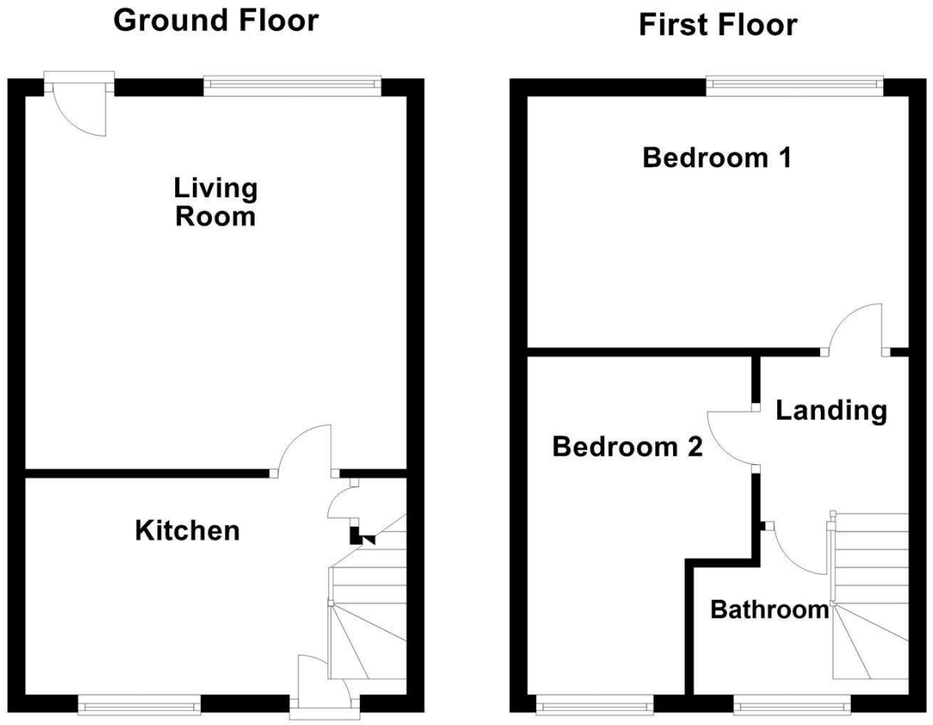
For Sale Freehold £135,000

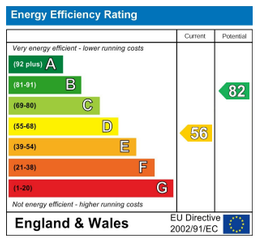
A fantastic opportunity for the first time buyer, professional couple or small family to acquire this superbly appointed and deceptively spacious two double bedroom mid terrace property, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises a welcoming living room and a modern fitted kitchen, with stairs rising to the first floor landing. The landing provides access to two well proportioned double bedrooms and a superbly appointed house bathroom. Externally, there is on street parking to the front, while to the rear is an enclosed garden featuring a decked corner seating area, ideal for outdoor entertaining. Please note there is also a shared rear access serving neighbouring properties.

The property is well placed for local amenities including shops and schools, with bus routes nearby and convenient access to Wakefield city centre and Sandal & Agbrigg train station, making it ideal for commuters.

Offered for sale with no onward chain, only a full internal inspection will truly reveal the quality of accommodation on offer, and an early viewing is highly recommended to avoid disappointment.





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

KITCHEN
14'1" x 8'0" (4.3m x 2.45m)
UPVC double glazed window to the front elevation and wood effect flooring. Modern fitted kitchen with an array of wall and base units incorporating black sink and drainer unit, integrated electric hob with black splash back, built in oven, space for a washing machine and built in fridge/freezer. Door down to the storage cellar and door leading through to the living room.

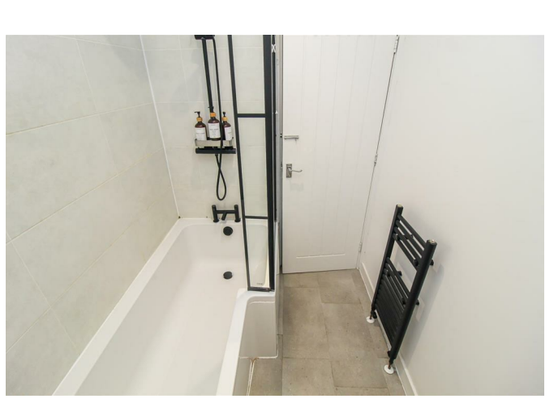
LIVING ROOM
14'3" x 14'1" (4.36m x 4.31m)
UPVC double glazed window and door to the rear elevation, spotlights to the ceiling and gas central heating radiator.

FIRST FLOOR LANDING
Access to two bedrooms and family bathroom/w.c.

BEDROOM ONE
14'1" x 9'5" (4.31m x 2.89m)
UPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobes to one side with sliding doors.

BEDROOM TWO
8'4" x 12'10" (2.55m x 3.93m)
UPVC double glazed window to the front elevation and gas central heating radiator.

BATHROOM/W.C.
7'6" x 7'10" (2.29m x 2.41m)
UPVC double glazed frosted window to the front elevation. Three piece suite comprising wall mounted shower with tiled walls, corner vanity unit and low flush w.c. Black style ladder radiator and spotlights to the ceiling.



OUTSIDE
There is parking to the front. To the rear there is a brick wall surrounding with a corner decking area, currently soil but could be an easy to maintain lawn. There is also shared access for the other properties.

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.