Richard Kendall Estate Agent

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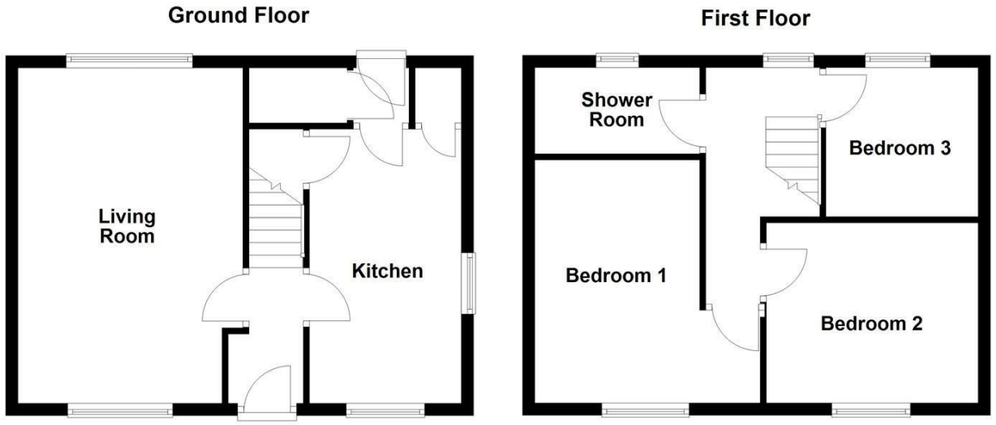
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



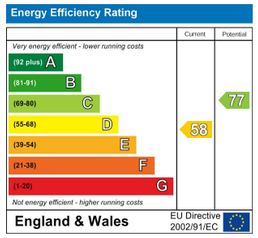
# 11 St. Oswald Road, Wakefield, WF2 8EQ

## For Sale Freehold £125,000

Set in this popular residential area on a good sized plot with a large garden to the rear, this well proportioned family home features a gas fired central heating system and sealed unit double glazed windows, offering spacious accommodation throughout.

Approached via a central entrance hallway, the property leads into a generously sized living room with windows to both the front and rear elevations, creating a bright and airy atmosphere. The dining kitchen is also of excellent proportions, fitted with a comprehensive range of units and featuring both a traditional pantry and an under stairs store. A small rear hallway provides access to a useful storeroom. To the first floor, there are three well sized bedrooms, all served by a modern family shower room. Externally, the property enjoys a lawned garden to the front and a shared driveway to the side leading to the rear, where a much larger garden can be found. The rear garden features a good sized lawn, well established shrub borders, a single garage, greenhouse, and storage shed.

Occupying a pleasant position within this sought after location on the fringe of Wakefield, the property is well placed for a range of local shops, schools, and recreational facilities. Wakefield city centre is only a short distance away, offering a broader range of amenities, a mainline railway station, and easy access to the national motorway network.




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
A panelled front entrance door, central heating radiator, laminate flooring and stairs leading to the first floor.

### LIVING ROOM
18'0" x 12'1" (5.5m x 3.7m)
A through room with windows to both the front and rear, double central heating radiators and a feature fireplace with fitted gas fire.

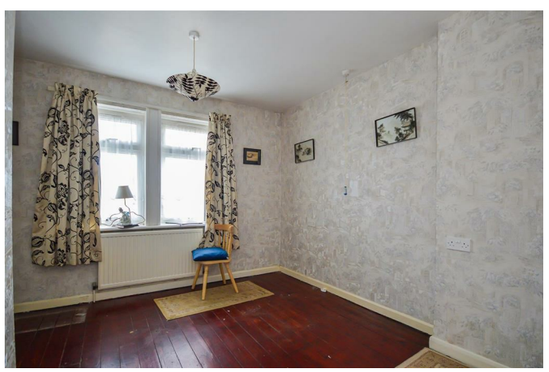
### DINING KITCHEN
14'11" x 8'2" (4.55m x 2.5m)
Fitted with a range of light wood grain effect wall and base units with laminate worktops incorporating a stainless steel sink unit. Includes a slot-in electric cooker, space for a tall fridge freezer, traditional pantry, and a useful walk in understairs store. Windows to the front and side provide plenty of natural light.

### REAR ENTRANCE PORCH
An external door leading out to the back garden.

### STORE ROOM
Provides additional storage space, accessed from the rear porch.

### FIRST FLOOR LANDING
A window to the rear and loft access hatch.

### BEDROOM ONE
12'9" x 8'10" (max) (3.9m x 2.7m (max))
Window to the front, central heating radiator, and a fitted double fronted cupboard housing the hot water cylinder.



### BEDROOM TWO
Window to the rear and central heating radiator.

### BEDROOM THREE
8'2" x 7'10" (2.5m x 2.4m)
Window overlooking the back garden and central heating radiator.

### SHOWER ROOM/W.C.
8'10" x 4'7" (2.7m x 1.4m)
Fitted with tiled walls and a three piece suite comprising corner shower cubicle with glazed screens, vanity wash basin with cupboard under and low suite w.c. A central heating radiator and frosted window to the rear.

### OUTSIDE
To the front, the property has a neat lawned garden with planted borders and a shared driveway. The rear garden features a good sized lawn, well established shrub borders, a single garage, greenhouse and storage shed.

### PLEASE NOTE
This property is non-standard (system built) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### 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.