Richard Kendall Estate Agent

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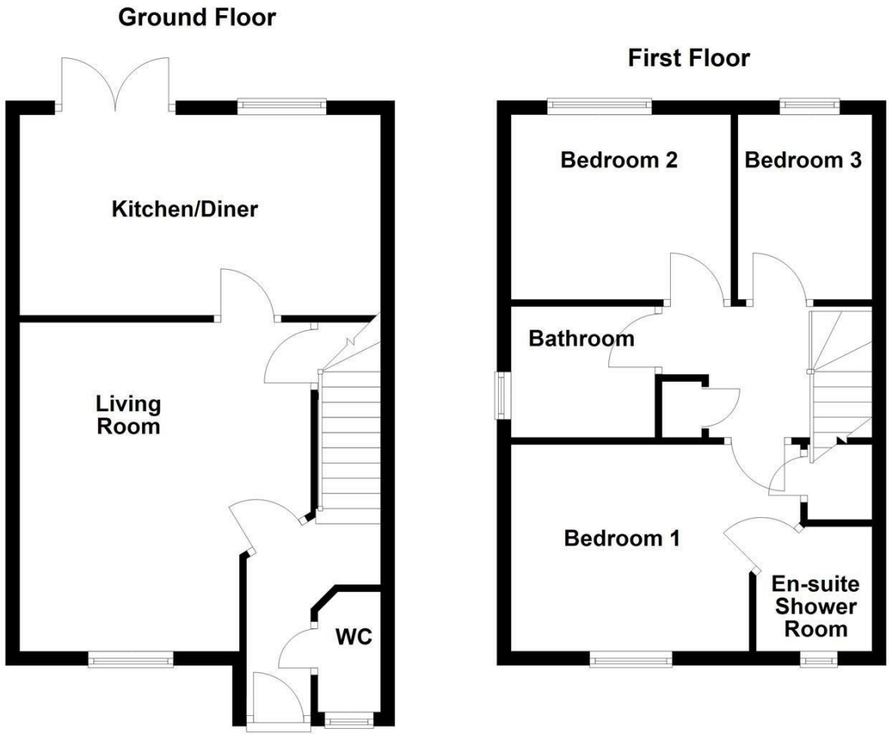


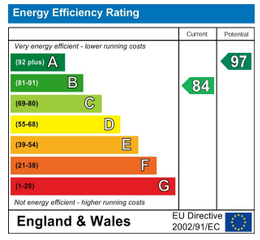
34 Limestone Road, Wakefield, WF1 2GL

For Sale Freehold £260,000

A well presented and modern three bedroom semi detached home, ideally located close to the abundance of the amenities within a short distance from Wakefield city centre.

The accommodation is set over two floors and the ground floor briefly comprises of the entrance hall, downstairs w.c., living room and modern fitted kitchen/diner. To the first floor there are three bedrooms (main with en suite facilities) and house bathroom. Outside to the front there is a driveway providing ample off street parking. Whilst to the rear is a low maintenance two-tiered garden with excellent addition of a summerhouse.

The property is presented in move-in condition and is perfectly suited to first time buyers, young professionals and families alike.



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

ENTANCE HALL
Composite front entrance door, stairs to the first floor landing, central heating radiator, wood effect flooring, doors to the lounge and downstairs w.c.

W.C.
5'6" x 6'3" (1.68m x 1.93m)
UPVC double glazed frosted window to the front, low flush w.c., pedestal wash basin with mixer tap, central heating radiator, wood effect flooring and spotlights to the ceiling.

LOUNGE
11'11" (max) x 17'5" (3.65m (max) x 5.33m)
UPVC double glazed window to the front, double central heating radiator, wood effect flooring, useful understairs storage cupboard, spotlights to the ceiling and door to the dining kitchen.

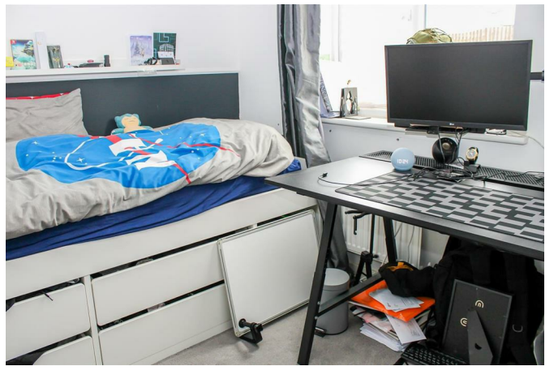
KITCHEN/DINER
8'10" x 15'6" (2.7m x 4.73m)
Range of modern wall and base units with complementary wood effect work surface over incorporating 1 1/2 stainless steel sink and drainer unit, integrated electric oven with four ring gas hob, stainless steel splash back and extractor hood over. Integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. Matching cupboard housing the boiler, spotlights to the ceiling, central heating radiator, wood effect flooring, UPVC double glazed window and patio doors to the rear.

FIRST FLOOR LANDING
Loft hatch providing access to the partially boarded loft, useful storage cupboard with shelving and rail, doors to three bedrooms and house bathroom.

BEDROOM ONE
9'6" x 9'2" (max) (2.92m x 2.81m (max))
UPVC double glazed window to the front, overstairs storage cupboard, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'2" x 6'2" (1.59m x 1.9m)
Three piece suite comprising low flush w.c., vanity wash hand basin with mixer tap and shower unit with mains shower. UPVC double glazed frosted window to the front, central heating radiator and wood effect flooring.

BEDROOM TWO
7'7" x 9'4" (2.32m x 2.86m)
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
5'9" x 7'8" (1.77m x 2.36m)
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.
6'0" x 5'10" (1.84m x 1.78m)
Three piece suite comprising panelled bath with hand held shower attachment over, vanity wash hand basin and low flush w.c. Fully tiled walls, wood effect flooring, extractor fan, central heating radiator and UPVC double glazed frosted window to the side.

OUTSIDE
To the front of the property is a driveway providing ample off street parking with paved path to the side. There is a good sized enclosed paved garden with patio seating area, laid to lawn and steps up to a further garden. There is a useful summerhouse (2.27m x 3.27m) with double glazed window and door.

COUNCIL TAX BAND
The council tax band for this property is TBC.

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.