



WAKEFIELD  
01924 291 294

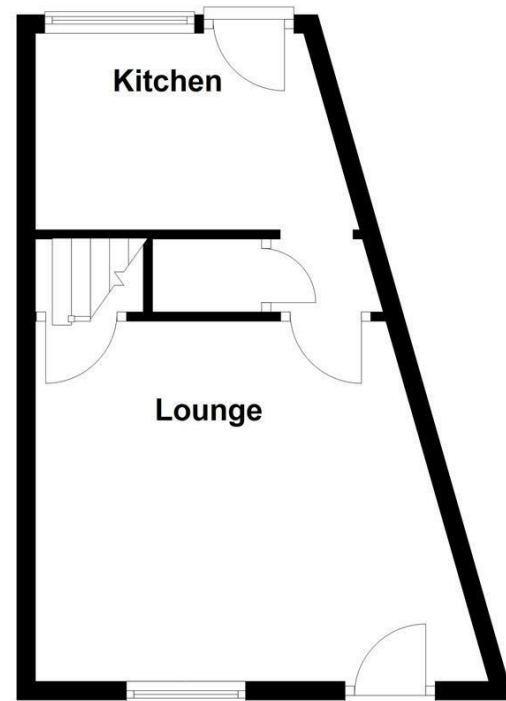
OSSETT  
01924 266 555

HORBURY  
01924 260 022

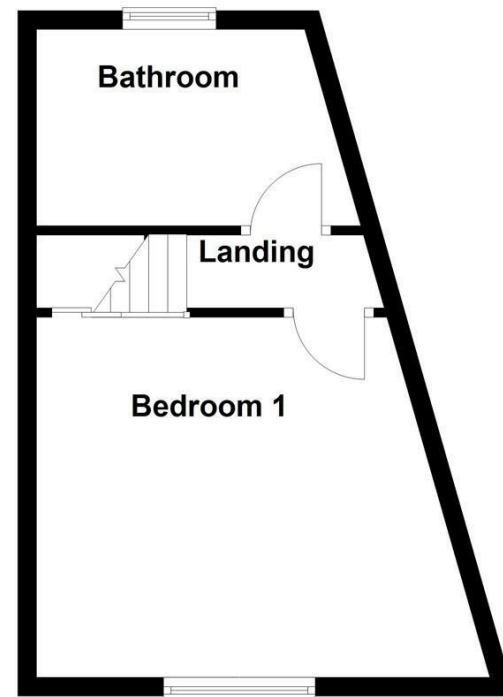
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

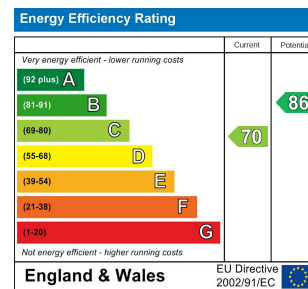
**Ground Floor**  
Approx. 26.7 sq. metres



**First Floor**  
Approx. 26.7 sq. metres



Total area: approx. 53.3 sq. metres



**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.



**12 Brighton Street, Wakefield, WF2 8TD**

**For Sale Freehold £120,000**

Situated close to Wakefield city centre is this recently renovated and modernised one bedroom terraced property, offering stylish and ready to move into accommodation throughout.

The accommodation briefly comprises a bay fronted living room, modern fitted kitchen and a useful storage cellar to the ground floor. To the first floor, there is a spacious double bedroom and a contemporary three piece bathroom suite. Externally, the property benefits from a low maintenance enclosed rear yard.

Ideally located for a wide range of local amenities including shops, restaurants and transport links within Wakefield city centre, the property also offers excellent access to the motorway network for commuters travelling further afield.

This property would make an ideal first time purchase or investment opportunity and an early viewing is highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### LOUNGE

15'10" x 12'7" [4.85m x 3.85m]

Composite front entrance door leading directly into the lounge. UPVC double glazed window to the front elevation, central heating radiator, wood effect flooring with skirting, space for a fireplace, staircase to the first floor landing and door leading through to the inner hallway with access into the kitchen.



### KITCHEN

10'9" x 6'10" [3.28m x 2.10m]

Recently renovated modern fitted kitchen with an array of wall and base units for storage, sink and drainer unit, cooker hood and partial tiled splashbacks. Space for a washing machine and fridge freezer. UPVC double glazed window to the rear elevation and rear entrance door leading out to the garden. Access down to the storage cellar.

### FIRST FLOOR LANDING

Providing access to the double bedroom and house bathroom.

### BEDROOM ONE

16'0" x 12'7" [4.89m x 3.85m]

UPVC double glazed window to the front elevation, central heating radiator, wood effect flooring with skirting and built in storage cupboard over the stairs.



### BATHROOM/W.C.

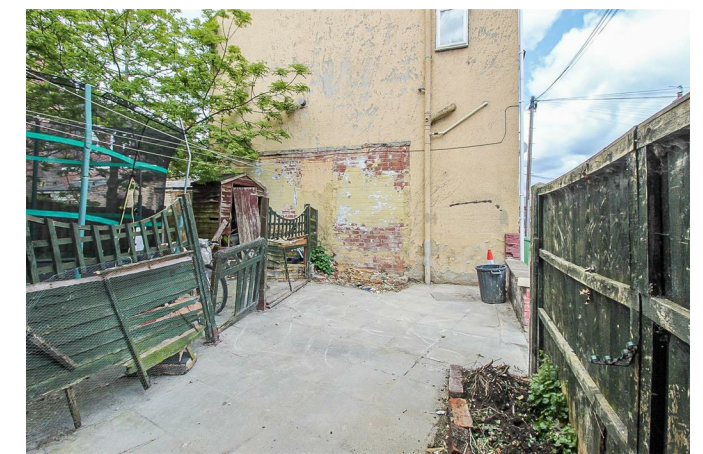
10'8" x 7'8" [3.27m x 2.34m]

Recently renovated three piece suite comprising panel bath with wall mounted shower over and glazed shower screen, vanity wash hand basin with mixer tap and low flush W.C. Chrome style towel radiator, spotlights to the ceiling, fully tiled walls and frosted UPVC double glazed window to the rear elevation.



### OUTSIDE

On street parking to the front and a low maintenance enclosed rear yard.



### 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.