Richard Kendall Estate Agent

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13 West Street, Wakefield, WF2 8UA

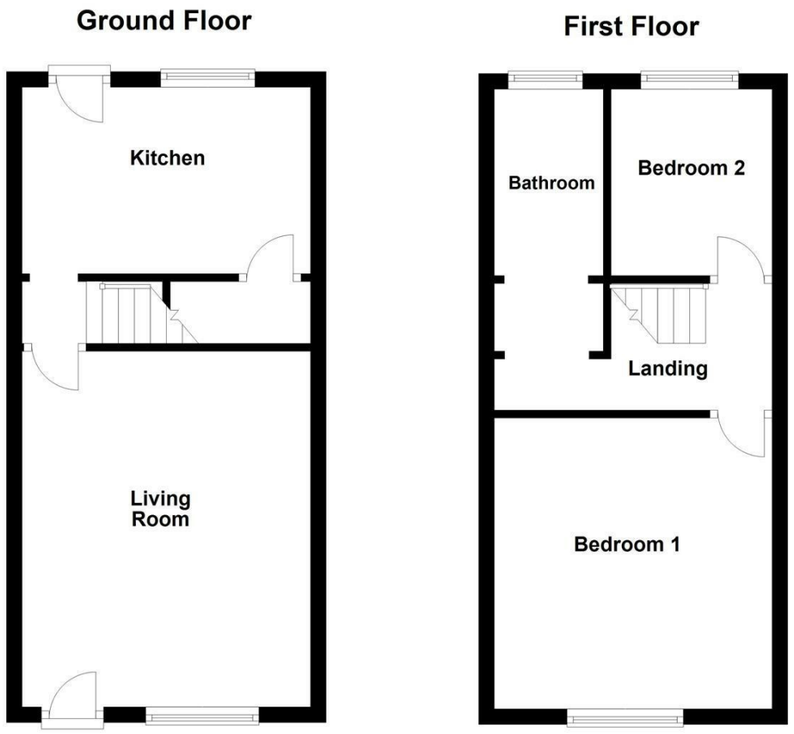
For Sale Freehold £130,000

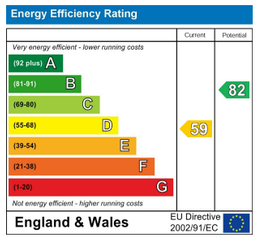
Situated close to Wakefield city centre, this well presented two bedroom mid terrace property would make an ideal first time purchase or investment opportunity and is ready to move straight into.

The property briefly comprises of the living room, inner hallway leading to the kitchen with access down to the cellar. The first floor landing leads to two bedrooms and the house bathroom. Outside, there is a low maintenance patio garden to the rear with a brick built store housing the boiler.

Ideally suited to first time buyers and young 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.

A viewing is highly recommended.





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

LIVING ROOM
12'2" x 15'0" (3.71 x 4.56)
UPVC double glazed front entrance door leading into the living room with sunlight above. UPVC double glazed window to the front, coving to the ceiling, central heating radiator. Door to an inner hallway

INNER HALLWAY
Staircase to the first floor landing and door to the kitchen.

KITCHEN
7'10" x 12'1" (2.40 x 3.68)
The kitchen is fitted with a modern range of white high gloss wall and base units with work surface over, tiled splash back and matching breakfast bar. Stainless steel sink and drainer, integrated oven and grill with four ring gas hob and cooker hood above, plumbing for an automatic washing machine, space for a tall fridge/freezer, central heating radiator, fully tiled floor, UPVC double glazed window to the rear and UPVC double glazed rear entrance door with sunlight above. A further door provides access down to the cellar.

CELLAR
12'2" x 15'1" max (3.70 x 4.59 max)
Central heating radiator and opening into a further small cellar room.

FIRST FLOOR LANDING
Doors to two bedrooms and the house bathroom/w.c., access to fully boarded loft via ladder. The loft has three Velux style windows, central heating radiator, power and light.

BEDROOM ONE
12'3" x 12'2" (3.74 x 3.71)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.

BEDROOM TWO
7'10" x 7'10" (2.39 x 2.40)
UPVC double glazed window to the rear elevation and central heating radiator.

HOUSE BATHROOM/W.C.
7'1" x 3'10" (2.15 x 1.18)
Contemporary three piece white suite comprising of panelled bath with thermostatic shower over, low flush w.c. and pedestal wash basin. Central heating radiator, part tiled walls, extractor fan, inset spotlights to the ceiling and UPVC double glazed frosted window to the rear elevation.

OUTSIDE
There is a low maintenance patio garden to the rear with a brick built store housing the boiler and gated access at the rear.

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.