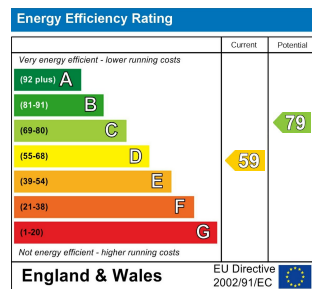


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



39 Major Street, Wakefield, WF2 7SD

For Sale Freehold £235,000

Introducing to the market is this well presented four bedroom mid terrace property with spacious accommodation spanning over three levels situated in the sought after location of Thornes.

The property briefly comprises of the entrance hall, living room, kitchen/diner and conservatory. The first floor landing leads to three bedrooms and house bathroom. A further set of stairs leads to the second floor which provides access to bedroom four with en suite shower room and dressing area. Outside to the front is a small buffer yard. Whilst to the rear is an enclosed flagged tiered garden.

The property is ideally located for all local shops and amenities including local schools. Thornes Park is only a short walk away and the M1 motorway is only a short drive from the property, perfect for those looking to commute further afield.

Only a full internal inspection will reveal the potential on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, laminate flooring, central heating radiator, stairs to the first floor landing and access into the living room and kitchen/diner.

LIVING ROOM

13'2" x 10'8" [4.02m x 3.27m]
Central heating radiator, UPVC double glazed window, coving to the ceiling and gas fireplace with feature surround.



KITCHEN/DINER

14'10" x 13'6" [4.54m x 4.12m]
Range of wall and base units with butchers block style work surface over, Belfast ceramic sink with mixer tap, space for a dishwasher, space for a Range cooker, space and plumbing for a washing machine. Tiled flooring, central heating radiator, access down to the cellar, UPVC double glazed window and door into the conservatory.

CONSERVATORY

14'10" x 5'11" [4.53m x 1.82m]
Laminate flooring, spotlights, door to the side, UPVC double glazed windows and door to the rear.



FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. Further stairs leading to the second floor.

BEDROOM ONE

13'6" x 9'8" [4.14m x 2.97m]
Oak effect laminate flooring, central heating radiator and UPVC double glazed window to the rear elevation.



BATHROOM/W.C.

4'3" x 6'6" [1.30m x 2.0m]
Pedestal wash basin, low flush w.c. and freestanding bath with shower head attachment. Chrome ladder style radiator, tiled flooring, UPVC double glazed frosted window to the rear elevation and spotlights.



BEDROOM TWO

12'2" x 8'10" [3.73m x 2.70m]
Range of fitted wardrobes, UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

8'7" x 5'6" [2.62m x 1.68m]
Central heating radiator, storage cupboard, stairs to the second floor and UPVC double glazed window to the front elevation.

SECOND FLOOR LANDING

Door to bedroom four.

BEDROOM FOUR

13'3" x 12'6" [4.04m x 3.82m]
Central heating radiator, UPVC double glazed window to the rear elevation, doors to the en suite shower and dressing area.

EN SUITE SHOWER ROOM/W.C.

2'5" x 7'0" [0.75m x 2.15m]
Low flush w.c., wall mounted wash hand basin and shower unit with electric shower. Spotlights, extractor fan, tiled walls and floor.



OUTSIDE

To the front is a small buffer yard and on street parking. To the rear is a flagged patio area tiered into two levels, surrounded by timber fencing.



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.