



WAKEFIELD
01924 291 294

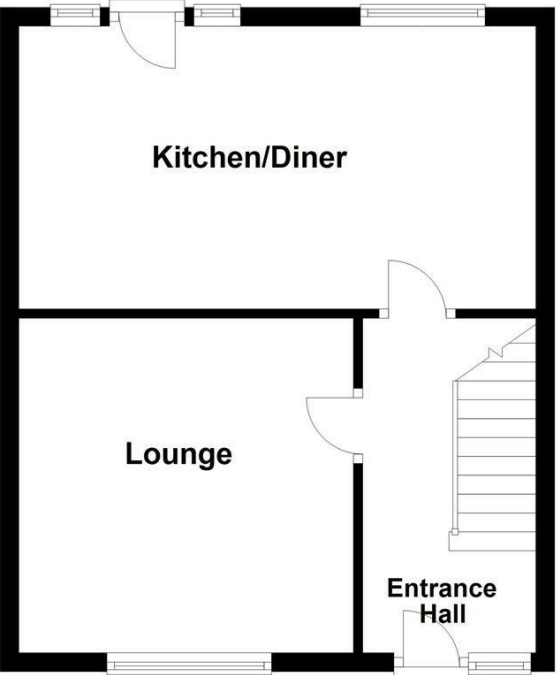
OSSETT
01924 266 555

HORBURY
01924 260 022

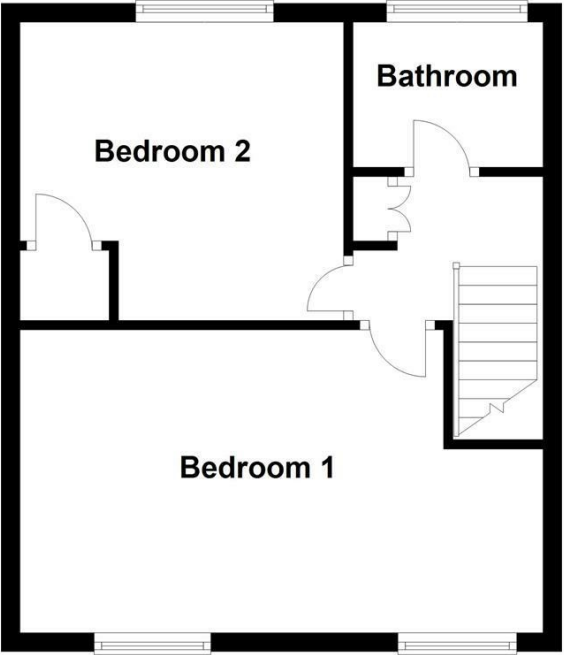
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

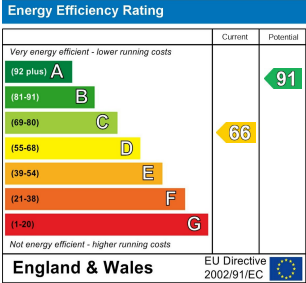


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



48 Esther Grove, Wakefield, WF2 8EY
For Sale Freehold Offers Over £154,950

Well appointed throughout is this deceptive two doubled bedroom mid town house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, lounge and modern fitted kitchen/diner. Stairs to the first floor lead to two double bedrooms and modern house bathroom/w.c. Outside there is a lawned garden to the front and to the rear are Indian stone terrace patio areas incorporating artificial lawned garden and off street parking.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

An ideal home for the first time buyer, couple or family looking to gain access to the property market and a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, UPVC double glazed frosted window to the side, stairs to the first floor landing, doors to the lounge and kitchen/diner.

LOUNGE

11'3" x 11'6" [3.45m x 3.52m]

Coving to the ceiling, dado rail, radiator and UPVC double glazed window to the front.



KITCHEN/DINER

9'10" x 17'10" [3.01m x 5.46m]

Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, plumbing for a washing machine, space for a dishwasher, space for a fridge and freezer. Integrated oven and grill, four ring electric hob with stainless steel filter hood above and part tiled splash back. Drawers down the base units, UPVC double glazed window and door to the rear with windows either side. Radiator, dado rail and tiled effect floor. The boiler is housed in here.



FIRST FLOOR LANDING

Loft access, airing cupboard and doors to two bedrooms and the bathroom.

BEDROOM ONE

9'6" [max] x 5'9" [min] x 17'9" [2.91m [max] x 1.76m [min] x 5.43m]

UPVC double glazed windows to the front, recess LED ceiling spotlights and radiator.



BEDROOM TWO

12'8" x 10'0" [3.88m x 3.05m]

UPVC double glazed window to the rear, radiator and door to storage cupboard.



BATHROOM/W.C.

5'5" x 7'6" [1.66m x 2.31m]

Concealed low flush w.c., wash basin with vanity cupboards, panelled bath with electric shower over, fully tiled walls, tiled effect floor, radiator and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front is a lawned garden with plants and shrubs bordering with a path to the front door. To the rear is an artificial lawned garden incorporating Indian stone patio areas and driveway to the rear providing off street parking and brick built outhouse for storage.



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.