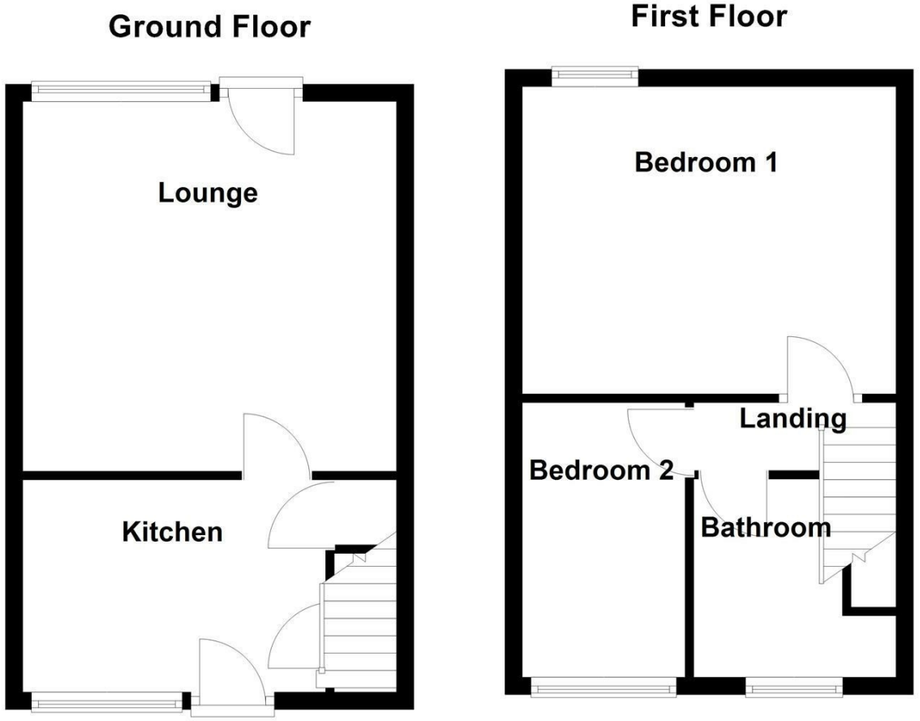


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

6 Church View, Wakefield, WF1 5AL

For Sale Freehold £94,995

Situated close to Wakefield city centre is this two bedroom mid terrace property benefitting from an enclosed rear garden.

The property briefly comprises of the kitchen with access down to the cellar and lounge. The first floor landing leads to two bedrooms and family bathroom. Externally there is a flagged enclosed garden area to the rear and on street parking to the front.

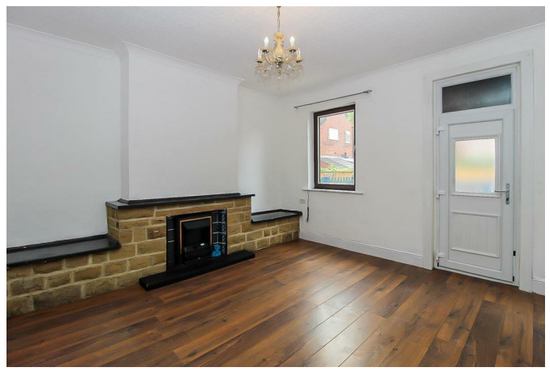
The property is conveniently positioned within walking distance of Sandal & Agbrigg railway station, reputable schools and local amenities. The nearby Wakefield city centre provides a wider range of services, while excellent motorway links make this an ideal base for commuters.

Offered for sale with no chain and vacant possession, this property would make an ideal first time home or investment.

ACCOMMODATION

KITCHEN
8'2" x 8'0" (2.49m x 2.45m)
Front entrance door. Range of wall and base units with work surface over incorporating sink and drainer with mixer tap, integrated oven with electric hob and cooker hood. Space for a fridge/freezer, space for a washing machine, central heating radiator, UPVC double glazed window to the front and built in storage cupboard which leads down to the storage cellar. Door through to the lounge.

LOUNGE
14'1" x 14'0" (4.31m x 4.27m)
Laminate flooring, central heating radiator, feature gas fireplace with brick surround, UPVC double glazed window and door to the rear.



FIRST FLOOR LANDING
Doors to two bedrooms and family bathroom.

BEDROOM ONE
14'1" x 11'6" (4.31m x 3.52m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM TWO
10'2" x 6'1" (3.12m x 1.87m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
4'4" (max) x 7'6" (1.33m (max) x 2.29m)
Three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the front elevation and central heating radiator.

OUTSIDE
To the front of the property is on street parking. To the rear is a flagged enclosed garden area.

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.