



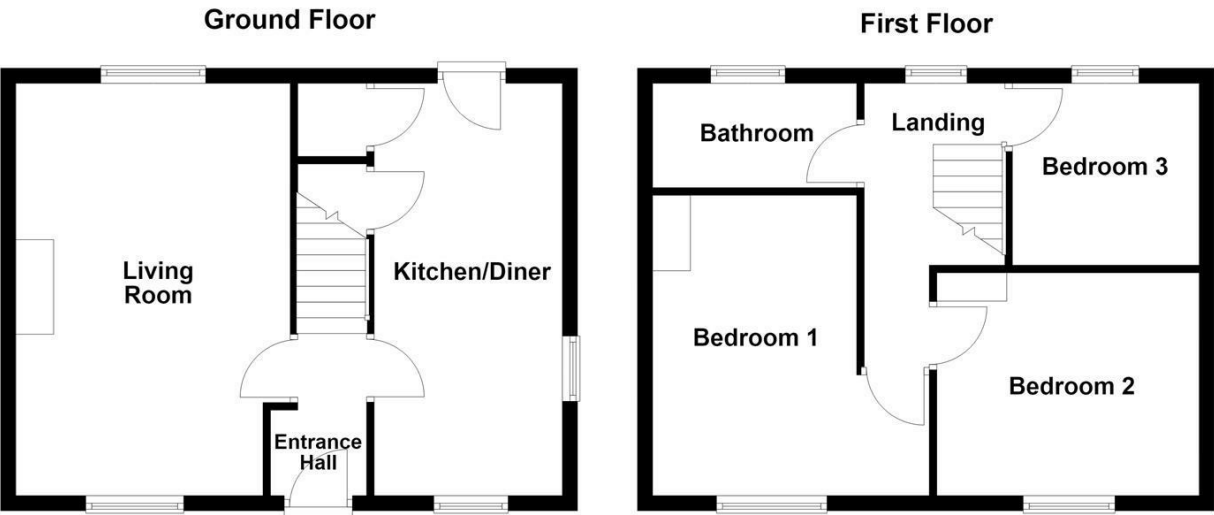
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

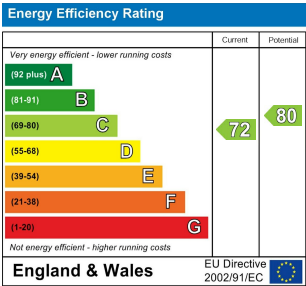


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



98 Townley Road, Wakefield, WF2 8EG

For Sale Freehold £160,000

Situated between Wakefield and Ossett is this superbly presented three bedroom semi detached home, offering spacious and well proportioned accommodation throughout. The property benefits from generous reception space, a well maintained garden and ample off road parking, making it an ideal home for a range of buyers.

The accommodation briefly comprises an entrance hall with access to the living room, kitchen diner and staircase leading to the first floor. The living room is a bright and welcoming space, while the kitchen diner provides a practical family area with access to useful storage cupboards and the rear garden. To the first floor, the landing provides loft access via a pull down ladder and doors leading to three bedrooms and the house bathroom. Externally, the property enjoys a lawned front garden with planted borders, mature shrubs and timber fencing. A tarmac driveway provides access for vehicles, leading through timber double gates to a further driveway and parking area to the rear. The rear garden features a paved patio area, ideal for outdoor dining and entertaining, together with lawned areas, planted beds, a carport and several useful outbuildings. The garden is fully enclosed by timber fencing, making it ideal for families and pet owners.

The property is ideally positioned between Ossett and Wakefield, offering easy access to a wide range of local amenities including shops, schools, restaurants and public houses, many of which are within walking distance. Regular bus routes are available nearby, while Wakefield provides excellent transport links including two train stations with direct connections to Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making this an excellent choice for commuters.

An internal inspection is highly recommended to fully appreciate the accommodation and location this fantastic home has to offer.



ACCOMMODATION

ENTRANCE HALL

A frosted UPVC double glazed front entrance door leads into the hallway, with a central heating radiator, staircase leading to the first floor landing and doors providing access to the living room and kitchen diner.

LIVING ROOM

18'0" x 11'10" [max] x 10'2" [min] [5.50m x 3.63m [max] x 3.12m [min]]
A spacious reception room with dual aspect UPVC double glazed windows to the front and rear aspects, wall mounted electric fireplace, central heating radiator and fitted storage unit housing the electric meter.



KITCHEN DINER

8'2" x 17'10" [2.50m x 5.46m]
Fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a ceramic sink and drainer with mixer tap.

There is a fitted electric hob with glass splashback and stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and space for an undercounter fridge and freezer. The room benefits from two UPVC double glazed windows to the front and side aspects, a frosted UPVC double glazed door leading to the rear garden, central heating radiator and access to two useful storage cupboards, one housing the fridge freezer and the other housing the modern combination boiler.

FIRST FLOOR LANDING

Providing loft access, UPVC double glazed window to the rear aspect, ceiling light and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'0" x 11'11" [max] x 5'10" [min] [3.97m x 3.65m [max] x 1.78m [min]]
Featuring a UPVC double glazed window to the front aspect, central heating radiator and fitted storage cupboard.



BEDROOM TWO

8'3" x 11'6" [max] x 9'8" [min] [2.53m x 3.53m [max] x 2.95m [min]]
Featuring a UPVC double glazed window to the front aspect, central heating radiator and slight bulkhead.



BEDROOM THREE

8'2" x 7'10" [2.51m x 2.40m]
Featuring a UPVC double glazed window to the rear aspect and central heating radiator.



BATHROOM

8'10" x 4'6" [2.70m x 1.38m]
Fitted with a modern suite comprising low flush WC, pedestal wash basin with mixer tap and panelled bath with mixer tap and mains shower attachment with glass shower screen. The room also benefits from full tiling, chrome style central heating radiator, spotlighting to the ceiling and frosted UPVC double glazed window to the rear aspect.



OUTSIDE

To the front of the property, there is a lawned garden with mature shrub and flower borders, enclosed by timber fencing. A tarmac driveway provides off road parking for one vehicle and leads to a shared driveway through timber double gates, providing access to the rear. To the rear, the garden offers further off road parking with a tarmac driveway area, incorporating a paved patio ideal for outdoor dining and entertaining. There is also a lawned area with mature shrub and flower borders, together with a further concrete and pebbled area leading to a carport and outdoor summer house/shed. The garden is fully enclosed by timber fencing, making it ideal for families and pet owners.



Non standard construction

This property is non standard construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.