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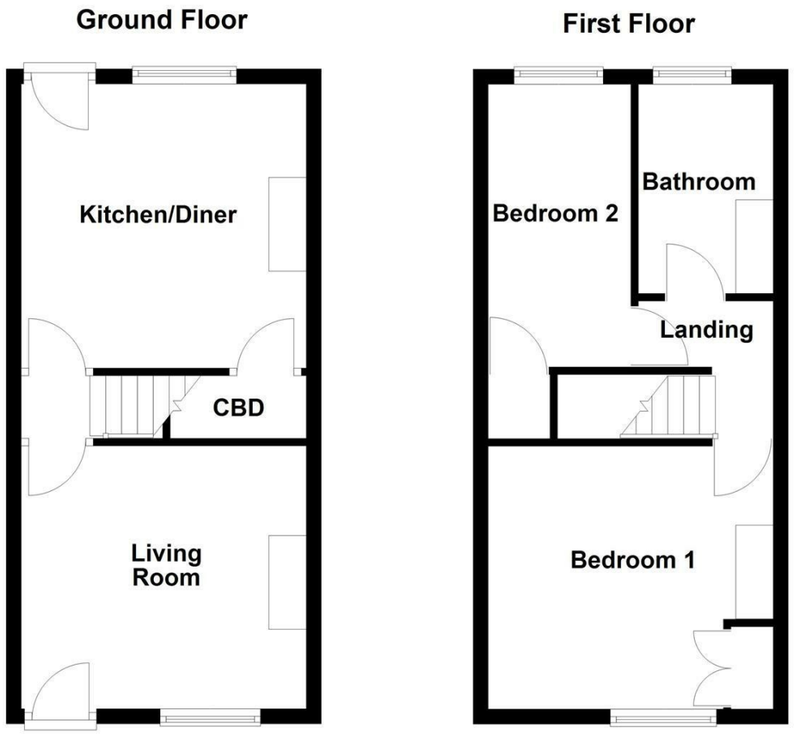


13 Greenside, Havercroft, Wakefield, WF4 2AN

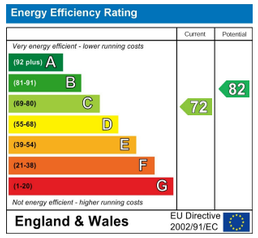
For Sale Freehold £145,000

situated on the edge of the popular semi rural village of Havercroft is this two bedroom mid terraced cottage style property, with a lovely contemporary yet traditional feel throughout and having sash windows.

The accommodation briefly comprises living room, inner hallway, period style cottage kitchen/diner, first floor landing, two bedrooms and the house bathroom/w.c. Outside, there are enclosed and low maintenance gardens to the front and rear, with open aspect to the front over village green with duck pond.

Havercroft itself is a popular village which is well served by a number of schools and local amenities as well as transport links to the surrounding villages.

Ideal for any first time purchaser or even those looking to downsize, this property has been finished to the highest of standards and provides ready to move into accommodation.



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
Solid wooden front entrance door. UPVC double glazed sash window to the front elevation, coving to the ceiling, solid wooden flooring, tall skirting boards and cast iron style radiator in light grey. Door through to the inner hallway.

INNER HALLWAY
Staircase with handrail leading to the first floor and door through to the kitchen diner.

KITCHEN/DINER
12'4" x 12'5" (3.78m x 3.80m)
Block paved style flooring, range of wall and base units with solid wooden work surfaces, Belfast ceramic sink with swan neck mixer tap, UPVC double glazed sash window to the rear, door to the rear yard with timber double glazed sunlight above, contemporary black vertical radiator and door to under stairs pantry cupboard with shelving, lighting and solid wooden floor. Range cooker with five ring gas hob set into the chimney breast with tiled interior and extractor over, plumbing for washing machine, space for large freestanding fridge freezer and additional under counter storage.

FIRST FLOOR LANDING
Feature timber clad half walls and solid wooden doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
11'5" x 12'6" (3.48m x 3.83m)
Laminate flooring, UPVC double glazed sash window to the front elevation enjoying open views, traditional style radiator in white, built in double wardrobe and coving to the ceiling with tall skirting boards.

BEDROOM TWO
6'1" x 12'4" (1.87m x 3.78m)
UPVC double glazed sash window to the rear elevation, contemporary vertical radiator in white, cupboard housing the condensing boiler and access to a built in single wardrobe.

BATHROOM/W.C.
9'1" x 6'0" (2.79m x 1.85m)
Three piece suite comprising freestanding roll top bath with mixer tap and rainfall shower above, pedestal wash basin with two taps and low flush WC. Laminate floor with tiled upstand, UPVC double glazed frosted sash window to the rear and contemporary radiator with chrome towel rail.

OUTSIDE
Externally to the front is a block paved patio garden with privet hedging and rendered walls, accessed via timber gate and overlooking the green with open valley views beyond. To the rear is a Yorkshire stone paved patio area enclosed by cast iron gates and solid walls, with planted borders and palm trees. Beyond the gates the Yorkshire stone continues to two brick built outbuildings with timber doors providing useful 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.