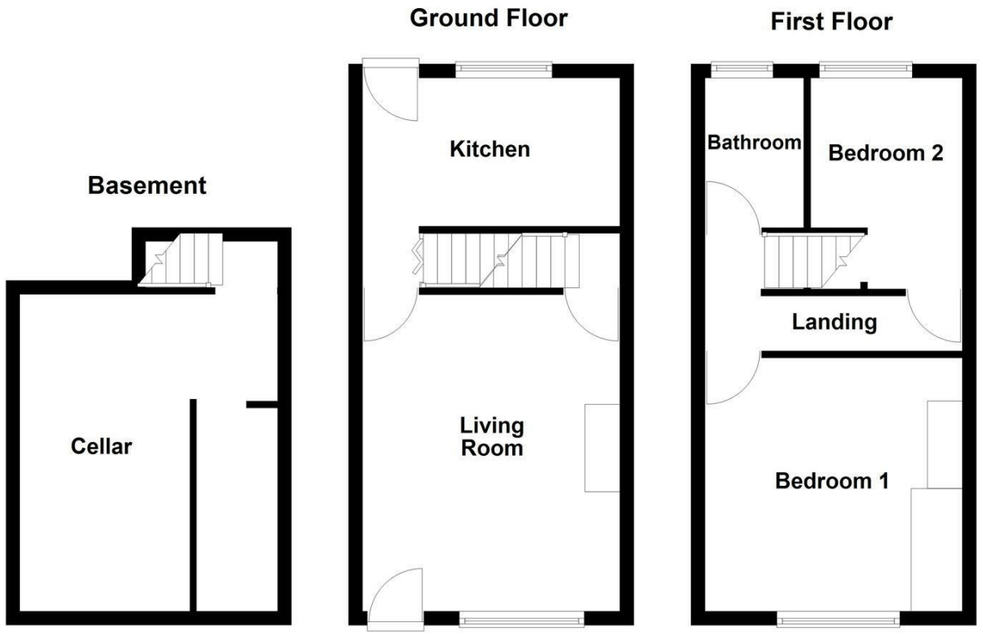

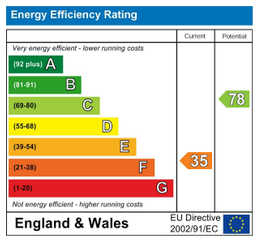

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

24 Henry Street, Wakefield, WF2 9NY

For Sale Freehold £120,000

We are delighted to present this two bedroom mid terrace property, offering spacious and versatile living accommodation, UPVC double glazing throughout, including external doors, as well as plantation shutters on all windows.

The ground floor features a living room with a fireplace and two doors providing access into the generously sized fitted kitchen, which overlooks the rear aspect and stairs to the first floor landing. From here, stairs lead down to the lower ground floor, where two highly useful dry cellar rooms can be found, both with power and lighting. To the first floor, a landing gives access to two well proportioned bedrooms and a house bathroom fitted with a three piece suite. Externally, the property benefits from direct access at the front with on street parking available. To the rear, there is a low maintenance block paved garden with a paved patio area, enclosed by secure fencing and solid brick walls. Additional features include an outdoor water tap located beneath the kitchen window and an exterior light.

The property is ideally situated within walking distance of local shops, schools, and amenities, with regular bus routes providing easy access to Wakefield city centre. Wakefield Westgate train station is also close by, offering excellent commuter links.

This property is offered with no onward chain and is highly recommended for internal viewing.

ACCOMMODATION

LIVING ROOM
14'10" x 12'0" (4.54m x 3.68m)
Double glazed window to the front, coving to the ceiling, ceiling rose, dado rail and a gas fire on a tiled hearth with stone interior and wooden decorative surround. Door with stairs to the first floor landing, door into the kitchen.

KITCHEN
7'0" x 12'0" (2.14m x 3.68m)
UPVC double glazed window with timber shutters to the rear, UPVC double glazed door to the rear garden. Fitted with a range of wall and base units with laminated work surfaces and tiled splashback above, plumbing for a washing machine, plumbing and drainage for a dishwasher, space under the counter for a small fridge or freezer, a 1½ sink drainer with mixer tap, an integrated oven and grill with a four-ring gas hob. Stairs down to the dry useful cellar.

CELLAR
14'8" x 8'0" (4.49m x 2.44m)
The cellar benefits from power and light.

FIRST FLOOR LANDING
Doors into two bedrooms and the house bathroom.

BEDROOM ONE
11'10" x 12'0" (3.63m x 3.68m)
UPVC double glazed window to the front with plantation shutters, coving to the ceiling, a gas heater, and fitted wardrobes in the corner.

BEDROOM TWO
9'11" x 6'11" (min) x 7'3" (3.03m x 2.13m (min) x 2.21)
UPVC double glazed window with plantation shutters, coving to the ceiling, a gas heater, loft access, and an opening to the water cylinder cupboard.

BATHROOM
6'11" x 4'5" (2.13m x 1.37m)
Frosted UPVC double glazed window to the rear with plantation shutters, coving to the ceiling, half tiled walls. Comprising of a three piece suite, including a panel bath with two taps, a low flush W.C., and a pedestal wash basin.

OUTSIDE
To the front of the property, there is on street parking available on a first come, first served basis. To the rear, there is a sizeable low maintenance block paved garden with a paved patio with lock up/shed, and a timber gate providing access to a shared concrete pathway leading to the road, used for bins.

PLEASE NOTE
The vendor advises us that the previous owner had completed some external renovation work to roof, gutters and chimney breast. This included professional installation of a direct water supply to the property ensuring maximum fast flow/water pressure at all times. Potential purchasers should make their own enquiries.

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.