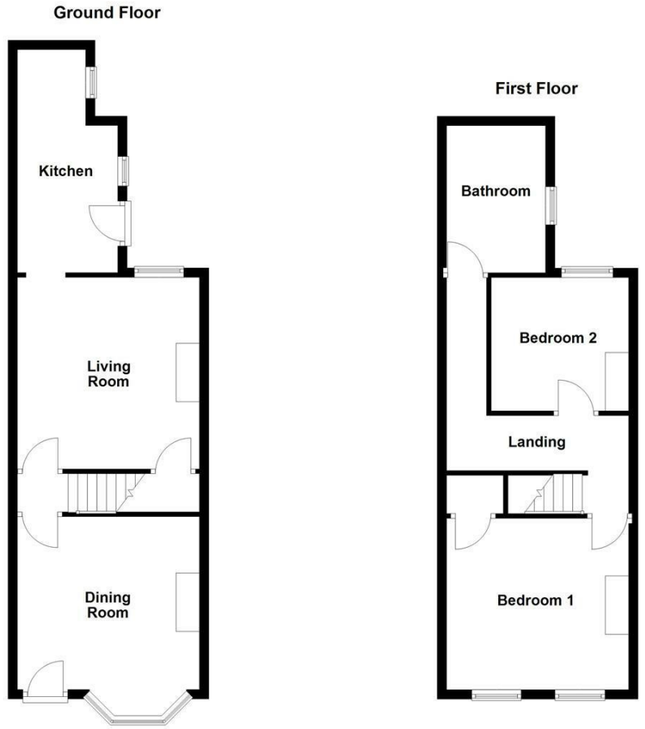


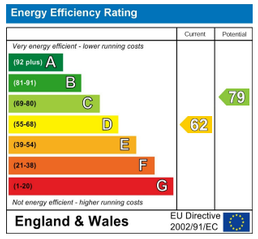
48 Agbrigg Road, Wakefield

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

48 Agbrigg Road, Wakefield, WF1 5AQ

For Sale Freehold £155,000

A well proportioned two bedroom mid terrace property offering generous living accommodation, two good sized bedrooms, a low maintenance enclosed rear garden, and situated only a short walk from Sandal & Agbrigg train station, making this an excellent opportunity for a variety of buyers and certainly not one to be missed.

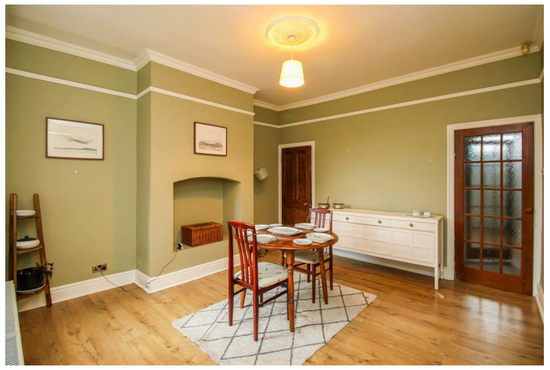
The accommodation briefly comprises a welcoming dining room leading to an inner hallway with access to the first floor landing and the spacious living room. The living room benefits from useful understairs storage and flows through to the well appointed kitchen at the rear. To the first floor, the landing provides access to a generously sized principal bedroom with overstairs storage, a second double bedroom, and the house bathroom. Externally, the property has a small buffer garden to the front, mainly pebbled with a paved pathway to the entrance, enclosed by a wall and timber gate. To the rear is a low maintenance paved patio garden, perfect for outdoor dining and entertaining, with planted features and fully enclosed by brick walling and timber fencing, complete with rear access, ideal for children and pets.

Perfectly located, the property is within walking distance of local amenities including shops and schools, with a broader range of facilities available in Wakefield city centre. For commuters, Sandal & Agbrigg railway station is close by, alongside excellent bus services and convenient access to both the M1 and M62 motorway networks.

This property represents a fantastic purchase for a range of buyers, including first time buyers, professional couples, and investors seeking a buy-to-let opportunity. An early internal inspection is highly recommended to avoid disappointment.

ACCOMMODATION

DINING ROOM
14'9" x 12'9" (max) x 3'7" (min) (4.5m x 3.91m (max) x 1.1m (min))
Composite front door. Picture rail detailing, coving to the ceiling, UPVC double glazed window to the front, central heating radiator and a decorative fireplace with slate hearth. Door through to the hallway.



HALLWAY
Provides stairwell access to the first floor landing and a door through to the living room.

LIVING ROOM
13'5" x 12'10" (max) x 11'3" (min) (4.1m x 3.92m (max) x 3.44m (min))
Central heating radiator, UPVC double glazed window to the rear, coving ceiling, picture rail, decorative fireplace and access to the under stairs storage cupboard. An opening leads directly into the kitchen.

KITCHEN
15'7" x 7'0" (max) x 4'9" (min) (4.77m x 2.15m (max) x 1.46m (min))
Fitted with a range of wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with stainless steel extractor hood above and integrated oven. Space and plumbing for a washing machine, space for a fridge freezer. The Ideal combi boiler is housed here. Two UPVC double glazed windows to the side and a frosted UPVC double glazed door giving access to the garden. Central heating radiator.

FIRST FLOOR LANDING
Spotlights, wall mounted electric heater and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
12'3" x 12'9" (max) x 11'6" (min) (3.75m x 3.91m (max) x 3.52m (min))
Two UPVC double glazed windows to the front, two central heating radiators, access to a storage cupboard and a decorative fireplace with tiled surround.

BEDROOM TWO
UPVC double glazed window to the rear, coving to the ceiling and a central heating radiator.

BATHROOM/W.C.
10'3" x 6'11" (3.13m x 2.13m)
Fitted with a low flush w.c, pedestal wash basin with mixer tap, panelled bath and separate shower cubicle with electric shower head attachment and glass screen. Chrome ladder style central heating radiator, partial tiling and frosted UPVC double glazed window to the side.

OUTSIDE
To the front, the property has a small garden area, mainly pebbled with a paved pathway to the entrance, enclosed by walls with a timber gate providing access. The rear garden is fully enclosed by walls and timber fencing with a rear access gate. It is mainly laid with a paved patio, incorporating pond features and offers an ideal space for outdoor dining, entertaining.

COUNCIL TAX BAND
The council tax band for this property is B.

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.