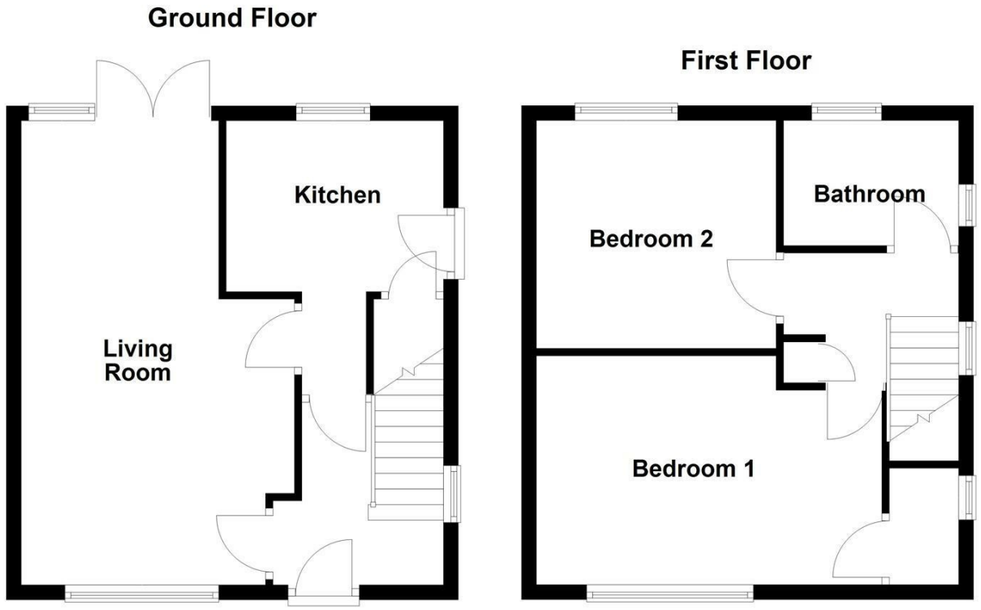
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



147 Windhill Road, Wakefield, WF1 4JB

For Sale Freehold £175,000

A well presented two bedroom semi detached home, set within this popular residential area and benefitting from a generously sized rear garden backing onto a wooded area.

The property is fitted with UPVC windows and a gas fired central heating system. It is approached via a welcoming entrance hallway which leads into a good sized living room, open through to an adjoining dining room with French doors opening onto the rear garden. The kitchen is fitted with a range of units and enjoys views over the back garden. To the first floor, there are two well proportioned double bedrooms, both served by a bathroom fitted with a white and chrome three piece suite. Externally, the property offers a modest garden to the front together with driveway parking. To the rear, there is a much larger garden with an attractive wooded backdrop, mainly laid to lawn with established beds and borders, along with paved and decked seating areas.

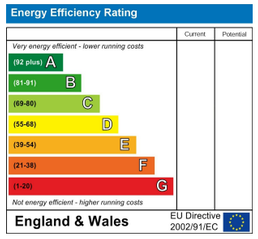
The property is conveniently located within easy reach of a good range of local shops, schools and recreational facilities. A broader selection of amenities can be found in nearby Wakefield city centre, which benefits from two railway stations and excellent access to the national motorway network.

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

ENTRANCE HALL
UPVC front entrance door, window to the side, central heating radiator and staircase leading to the first floor.

LIVING ROOM
12'5" x 12'1" (3.80m x 3.70m)
Window to the front elevation, double central heating radiator and feature fireplace with fitted electric fire.

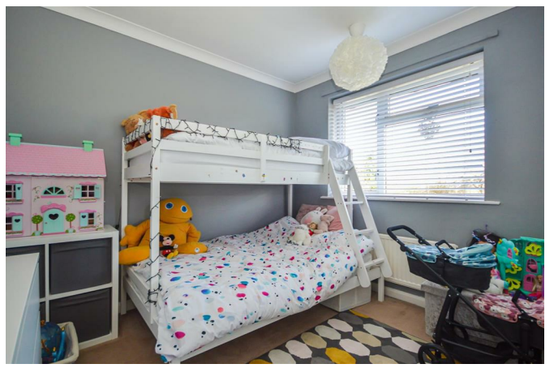
DINING ROOM
8'10" x 7'10" (2.70m x 2.40m)
Contemporary style vertical central heating radiator and double French doors leading out to the rear garden.

KITCHEN
9'6" x 7'6" (2.90m x 2.30m)
Fitted with a range of white fronted wall and base units with contrasting dark laminate worktops and tiled splashbacks, inset stainless steel sink unit, slot in electric cooker, space and plumbing for washing machine, space for tall fridge freezer and walk in under stairs pantry housing the Worcester Bosch gas fired central heating boiler. Window overlooking the rear garden and external door to the side.

FIRST FLOOR LANDING
A window to the side, loft access hatch and built in linen cupboard.

BEDROOM ONE
13'9" x 9'10" (4.20m x 3.00m)
Window to the front elevation, central heating radiator, built in double fronted wardrobe with mirrored sliding doors and separate over stairs cupboard.

BEDROOM TWO
10'5" x 10'2" (3.20m x 3.10m)
Window overlooking the rear garden and central heating radiator.



BATHROOM/W.C.
7'10" x 5'6" (2.40m x 1.70m)
Frosted windows to the side and rear, tiled walls and floor, fitted with a three piece white and chrome suite comprising panelled corner bath with shower over and folding glazed screen, pedestal wash basin and low flush w.c., together with chrome ladder style heated towel rail.

OUTSIDE
Externally to the front is a neat garden mainly laid to lawn with established planting and hedge boundary. A gated driveway provides off street parking and continues down the side of the house to the rear garden. The rear garden is larger in size, mainly laid to lawn with a paved patio area immediately behind the house, a further decked seating area and wooden shed at the far end.

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.