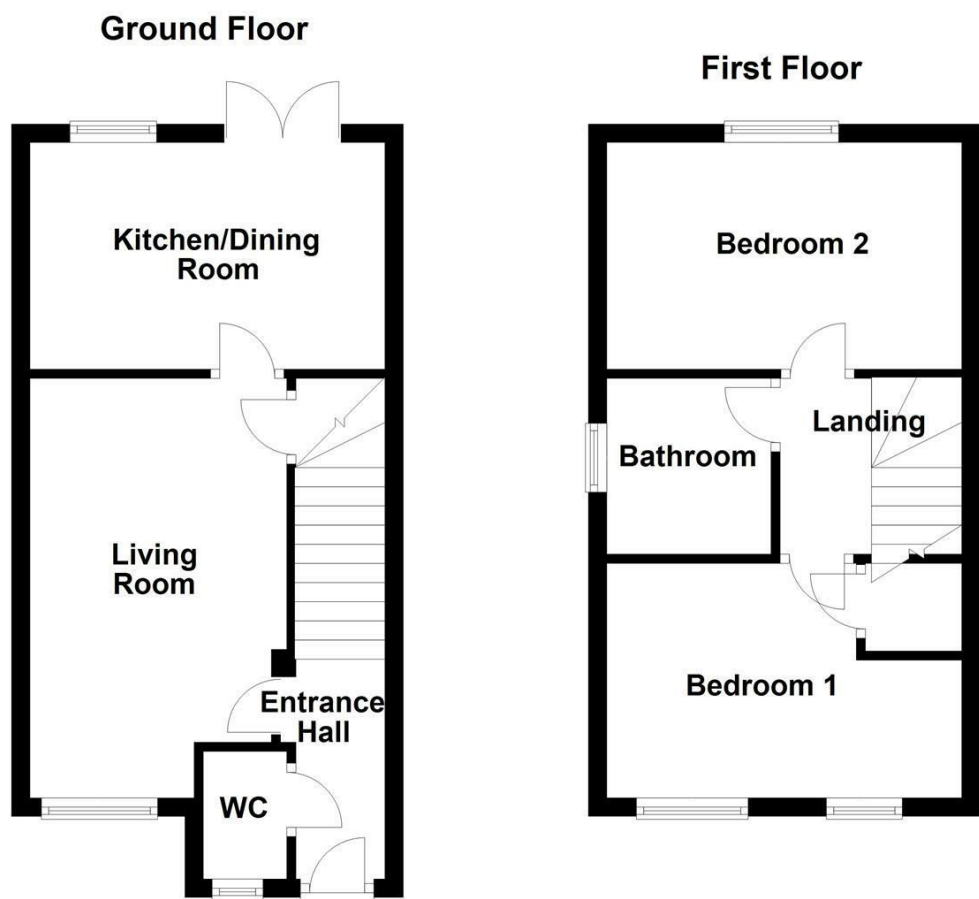


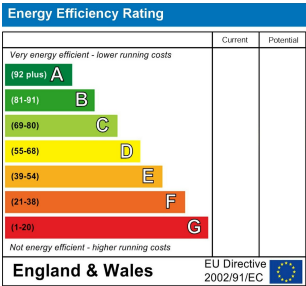


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



17 Limestone Road, Wakefield, WF1 2GL

For Sale Freehold £220,000

Situated on the sought after modern development is this two bedroom end town house, superbly presented throughout and benefits from well proportioned accommodation, off road parking and attractive rear garden.

The accommodation briefly comprises of the entrance hall, living room, downstairs w.c. and kitchen/diner. To the first floor landing there are two bedrooms and the house bathroom/w.c. Outside, to the front of the property there is an off road parking space. To the rear there is an attractive lawned garden with paved patio area and timber decked patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.

This property would make an ideal purchase for a range of buyers looking in the Wakefield area and is aptly placed for local amenities such as shops and schools, as Wakefield city centre is only a short distance from the property. For transport links, Wakefield city centre is only a short distance away from the property. Wakefield does have two train stations, as well as a bus station and is close by to motorway links such as the M1 and M62 for those who look to commute further afield.

Ideal for the first time time buyer, couple or family, only a full internal inspection will truly show what is to offer at this property and so an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, staircase to the first floor landing and doors to the w.c. and living room.

LIVING ROOM

9'3" x 15'0" [max] x 13'3" [min] [2.83m x 4.59m [max] x 4.05m [min]]

UPVC double glazed window overlooking the front aspect, central heating radiator, understairs storage cupboard and door to the kitchen/diner.



W.C.

4'10" x 2'10" [1.48m x 0.88m]

Wall hung wash basin with tiled splash back, low flush w.c., central heating radiator, inset spotlights and UPVC double glazed frosted window overlooking the front aspect.

KITCHEN/DINER

8'1" x 12'8" [2.47m x 3.88m]

Range of wall and base high gloss units with laminate work surface over, 1 1/2 stainless steel sink and drainer, integrated oven and grill with four ring gas hob and cooker hood. Integrated fridge/freezer, integrated washing machine, central heating radiator, inset spotlights, UPVC double glazed windows and a set of French doors to the rear garden.



FIRST FLOOR LANDING

Loft access and doors to two bedrooms and house bathroom.

BEDROOM ONE

8'5" x 9'3" [min] x 12'8" [max] [2.58m x 2.82m [min] x 3.88m [max]]

UPVC double glazed windows overlooking the front elevation, central heating radiator and overstairs storage cupboard with fixed shelving.



BEDROOM TWO

8'2" x 12'9" [2.50m x 3.89m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BATHROOM/W.C.

5'6" x 6'3" [1.69m x 1.92m]

Three piece suite comprising panelled bath with mixer shower and shower screen, pedestal wash basin with mixer tap and low flush w.c. Ladder style radiator, extractor fan, inset spotlights and UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE

There is an off road parking space to the front with pleasant side lawned garden and paved pathway to the front door. To the rear is an enclosed landscaped garden comprising of a paved patio area, attractive lawned garden and timber decked patio area.



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.