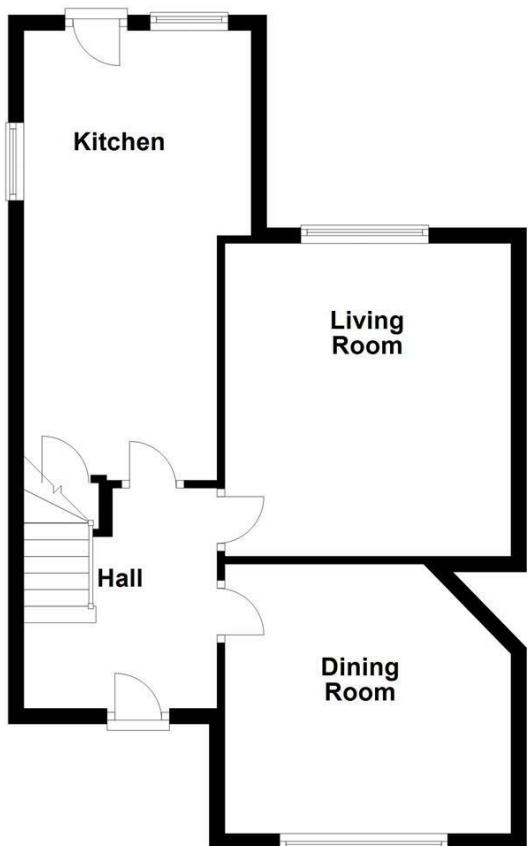
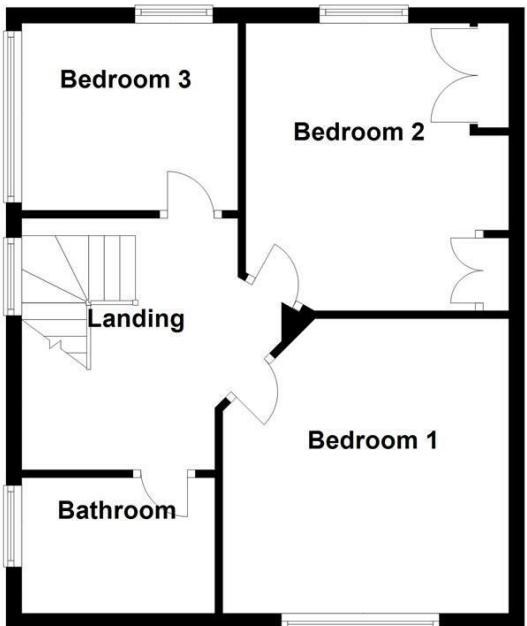


**Ground Floor****First Floor****IMPORTANT NOTE TO PURCHASERS**

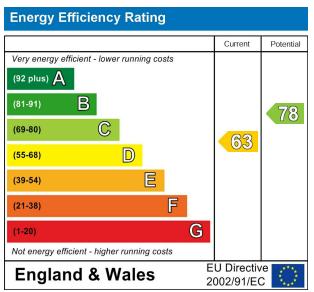
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.



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## 58 Doncaster Road, Wakefield, WF1 5DP

**For Sale Freehold £225,000**

Situated just off Doncaster Road is this superbly presented three bedroom semi detached property benefitting from ample driveway parking and well presented rear gardens.

The property briefly comprises of an entrance hall, living room, dining room and extended kitchen. To the first floor landing there are three bedrooms and a family bathroom. Outside to the front, there is a shared driveway with ample parking for several cars. To the rear, there are easy to maintain landscaped flagged gardens with space for summerhouse.

The property is ideally located for all local shops and amenities being only a short walking distance into Wakefield city centre and close proximity to Sainsbury's supermarket. Motorway links are only a short drive away, perfect for the commuter looking to travel further afield.

Done to a high standard, this property is ready to move into and would make a superb home. A viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, access to the dining room, living room and kitchen. Stairs to the first floor landing.

### DINING ROOM

11'10" x 11'4" [3.63m x 3.46m]

Currently used as a home office/dining room. UPVC double glazed window to the front elevation with specialist made shutters, central heating radiator, wood flooring and closed fireplace with wood surround.



### LIVING ROOM

13'2" x 11'1" [4.02m x 3.65m]

UPVC double glazed window to the rear elevation, central heating radiator, wood flooring and feature electric fireplace.



### KITCHEN

9'6" x 18'11" [2.92m x 5.79m]

Modern fitted kitchen with an array of wall and base units for storage, grey sink and drainer unit, feature floor to ceiling radiator, spotlights to the ceiling, integrated microwave oven, integrated fridge/freezer, space for a Range style gas cooker with silver splash back and cooker hood. Built in storage cupboard, currently used as a pantry, UPVC double glazed windows to the rear and side elevation and rear composite door.

### FIRST FLOOR LANDING

Access to three bedrooms and family bathroom. UPVC double glazed frosted window to the side elevation and loft for storage with loft access.

### BEDROOM ONE

12'5" x 11'10" [3.80m x 3.63m]

UPVC double glazed window to the front elevation with specialist made shutters, central heating radiator and feature open fireplace.



### BEDROOM TWO

12'1" x 10'11" [3.70m x 3.34m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one side with built in wardrobe. Feature open fireplace.



### BEDROOM THREE

8'2" x 7'10" [2.49m x 2.40m]

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



### BATHROOM/W.C.

11'4" x 5'8" [3.45m x 1.73m]

UPVC double glazed frosted window to the side elevation, vanity wash hand basin unit with mixer tap, low flush w.c., built in storage, walk in double shower cubicle with wall mounted shower, spotlights to the ceiling, fully tiled walls and black feature ladder style radiator.



### OUTSIDE

To the front of the property is a shared driveway with ample space for several cars with a bush and shrub border. There is an easy to maintain flagged rear landscaped garden with a corner bush and shrub area, with further landscaped area with storage shed and space for a summerhouse and gates leading to further driveway parking.



### 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.