Richard Kendall Estate Agent

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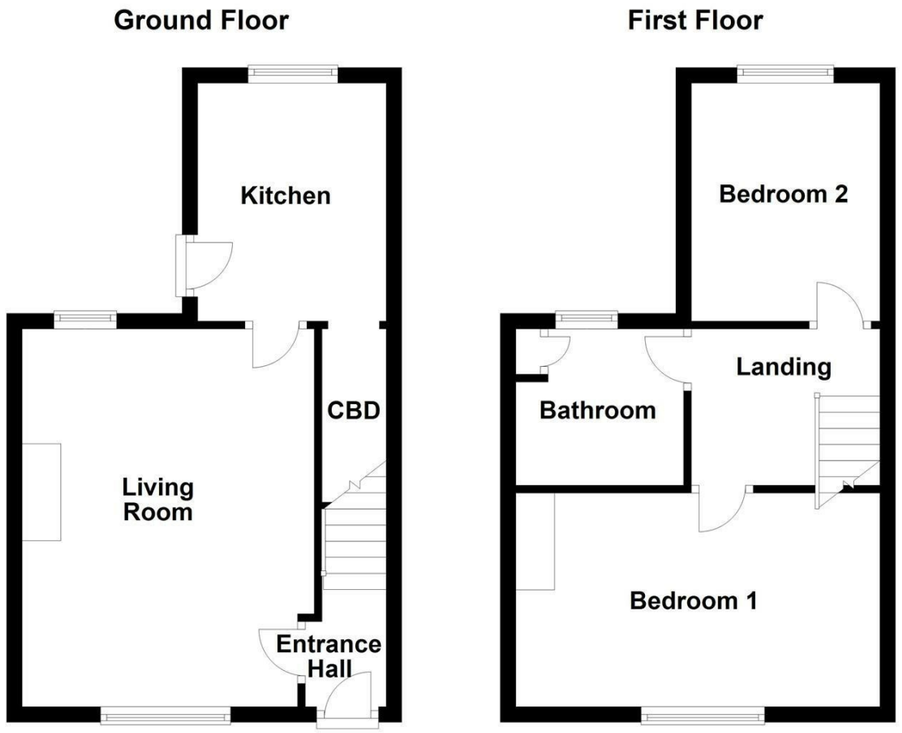


260 Barnsley Road, Flockton, Wakefield, WF4 4AB

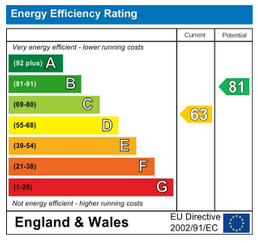
For Sale Freehold Offers In The Region Of £170,000

A superb opportunity purchase this two bedroom end terrace house benefitting a modern fitted kitchen, stunning house bathroom, ample off road parking and enclosed rear garden enjoying open aspect views over the valleys to the rear.

The property fully comprises of entrance hall, living room with multi fuel cast iron burner, modern fitted with integrated appliances and an opening to a large understairs storage cupboard. The first floor landing leads to two double bedrooms and a superb three piece suite house bathroom. Outside to the front there property is accessed via a timber gate onto a paved pathway leading to the front door with a low maintenance buffer garden. To the rear, a low maintenance and enclosed rear garden with paved patio area and pebbled seating area with timber gate accessing the lower section with built in veg patch and low maintenance seating area, with access to the single detached garage.

The property is located within the sought after area of Flockton with main bus routes running to and from Wakefield city centre. The M1 is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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
Archway and staircase leading to the first floor landing, door leading into the living room, central heating radiator and timber single glazed frosted sunlight above the door.

LIVING ROOM
11'8" (min) x 12'5" (max) x 15'11" (3.56m (min) x 3.79m (max) x 4.87m)
Coving to the ceiling, two wall lights, cast iron multi fuel burner inset into chimney breast with solid slate hearth, exposed chimney breast and solid wooden mantle above. Two UPVC double glazed windows to the rear and front, central heating radiator, fully tiled floor and door providing access into the kitchen.

KITCHEN
10'0" x 7'11" (3.07m x 2.43m)
Range of wall and base high gloss units with laminate work surface over and laminate upstanding above, stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ceramic hobs, stainless steel splash back and cooker hood above. Integrated fridge with separate integrated freezer below, space and plumbing for a washing machine, UPVC double glazed window overlooking the rear aspect, UPVC double glazed side entrance door, central heating radiator, fully tiled floor and an opening providing access to a large understairs storage cupboard housing power and light within.

FIRST FLOOR LANDING
Loft access and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE
8'11" x 15'7" (2.72m x 4.75m)
UPVC double glazed window overlooking the front elevation, central heating radiator and exposed chimney breast.

BATHROOM/W.C.
9'2" x 6'6" (2.81m x 2.0m)
Three piece suite comprising wall hung wash basin with chrome mixer tap and large vanity drawer, concealed low flush w.c. and panelled bath with full tiled surround, tinted black glass shower screen, centralised chrome mixer tap, chrome rain shower head and pull out shower attachment with mixer shower over the bath. Fully tiled walls and floor, chrome ladder style radiator, UPVC cladding to the ceiling, vanity mirror with downlights, UPVC double glazed frosted window to the rear, central heating radiator and high gloss cupboard housing the combi condensing boiler.

BEDROOM TWO
10'0" x 8'0" (3.06m x 2.44m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

OUTSIDE
To the front of the property there is a timber gate providing access onto a paved pathway leading to the front door with a low maintenance paved buffer garden enclosed by solid brick built walls and privet hedges. The low maintenance and enclosed rear garden incorporates a large paved patio area, perfect for entertaining and entertaining purposes, a low maintenance pebbled seating area and timber gate accessing a lower section to the garden, leading to a veg patch with seating area and access to the single detached garage with timber side entrance door, timber single glazed window and timber doors to the front.

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 Ossett 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.