



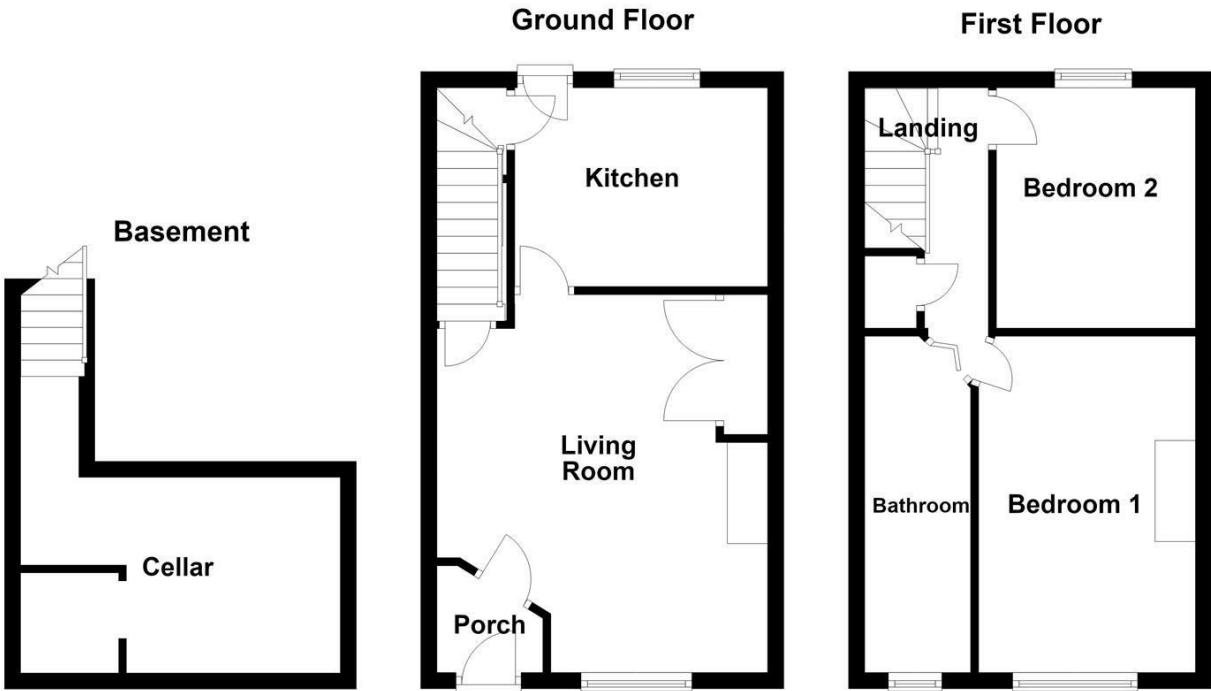
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

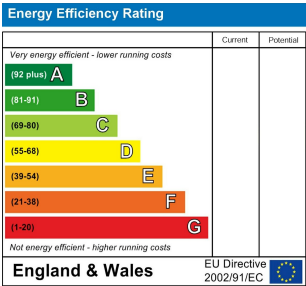


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



53 Common Lane, East Ardsley, WF3 2EL

For Sale Freehold £160,000

A fantastic opportunity to purchase this two bedroom mid terrace home, benefitting from front and rear gardens, two useful cellar rooms and off road parking for two vehicles to the rear.

The accommodation briefly comprises an entrance porch leading into a spacious living room with feature exposed brick chimney breast, followed by a fitted kitchen to the rear. To the lower ground floor are two useful cellar rooms, with the main cellar retaining an original stone keeping table and benefitting from lighting. To the first floor are two double bedrooms, together with a four piece house bathroom and a useful built-in storage cupboard positioned over the stair bulkhead. Externally, to the front is a low maintenance garden with Yorkshire stone paved pathway leading to the entrance door, with on street parking available nearby. To the rear is an enclosed garden with paved patio, lawn, timber shed and access onto a concrete double driveway providing off road parking for two vehicles.

The property is well placed for local amenities and schools, with good road links providing access to both the M1 and M62 motorway networks, making it ideal for commuters travelling further afield. Only a full internal inspection will truly reveal everything this attractive home has to offer.

An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

4'11" x 3'5" [1.51m x 1.06m]

UPVC double glazed front entrance door leading into the porch, with frosted UPVC double glazed panel above. Laminate flooring and timber door providing access into the living room.

LIVING ROOM

15'8" x 13'3" [4.80m x 4.06m]

UPVC double glazed window overlooking the front aspect, laminate flooring and central heating radiator. Feature exposed brick chimney breast with solid slate hearth. Wall light and built-in storage cupboard to the left of the chimney breast with fitted drawers below. Two doors provide access into the kitchen and to the staircase leading to the first floor landing.



KITCHEN

10'2" x 8'5" [3.12m x 2.58m]

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. UPVC double glazed window overlooking the rear aspect and UPVC double glazed door leading out to the rear garden. Covng to the ceiling, central heating radiator, space for a large freestanding fridge freezer, space and plumbing for a washing machine beneath the counter and space for a freestanding oven and grill. Timber door providing access to the staircase leading down to the cellar.

CELLAR

8'5" x 7'0" [2.59m x 2.14m]

Yorkshire stone flagged flooring, original stone keeping table in the corner and lighting. Opening through to the original coal store.

COAL STORE

4'6" x 4'2" [1.38m x 1.28m]

Original coal store accessed from the main cellar room. A wall mounted condensing combination boiler is positioned at the top of the cellar staircase.

FIRST FLOOR LANDING

Doors provide access to two double bedrooms, the house bathroom and a useful built-in storage cupboard over the stair bulkhead. Loft access.

BEDROOM ONE

14'7" x 8'9" [4.46m x 2.69m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO

9'8" x 7'5" [2.97m x 2.28m]

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



HOUSE BATHROOM

14'6" x 4'2" [4.44m x 1.29m]

Fitted with a four piece suite comprising enclosed shower cubicle with electric shower, panelled bath with mixer tap and shower attachment, pedestal wash basin and low flush W.C. Part tiled walls, tiled flooring, central heating radiator and frosted UPVC double glazed window overlooking the front elevation



OUTSIDE

On street parking is available on a first come, first served basis. A

timber gate provides access onto a Yorkshire stone paved pathway leading to the front entrance, with low maintenance pebbled garden and timber panel fencing. To the rear is a paved patio area ideal for outdoor dining and entertaining, overlooking an attractive lawned garden. A paved pathway leads to a timber shed positioned in the corner. The garden is enclosed by timber panel fencing to three sides. A timber gate provides access onto a concrete double driveway at the rear, providing off road parking for two vehicles.



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.