

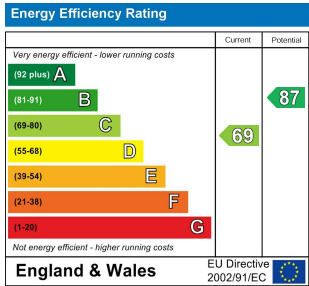


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



217 Bradford Road, Wakefield, WF1 2AT

For Sale Freehold £195,000

Offered to the market is this superbly refurbished two bedroom mid terrace home, situated in the popular area of Wrenthorpe, Wakefield and finished to a modern standard throughout.

The accommodation briefly comprises a front porch leading into the entrance hall and spacious lounge, which benefits from LVT flooring, useful understairs storage and access through into the contemporary kitchen diner. The kitchen diner is fitted with a range of modern gloss units and integrated appliances, with access onto the rear garden and the Vaillant combination boiler also housed within. To the first floor are two generous double bedrooms together with a stylish shower room featuring a walk-in double shower. LVT flooring continues through the first floor accommodation. Externally, to the front is a low maintenance block paved buffer garden, while to the rear is an enclosed garden with a lawn, patio seating area and concrete pathway. A shared courtyard beyond the garden also provides potential off street parking. Benefitting from UPVC double glazing and gas central heating, the property is ideally suited to first time buyers, professional couples or young families looking for a ready to move into home.

The property is well placed for a wide range of local shops, amenities and schools, with convenient access to Wakefield city centre, the motorway network and surrounding areas.

Offered for sale with no onward chain, only a full internal inspection will truly reveal the quality and accommodation on offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

UPVC entrance door leading into the front porch. Further door providing access into the entrance hall.

ENTRANCE HALL

LVT flooring and central heating radiator. Opening leading through into the lounge.

LOUNGE

16'6" x 11'8" [5.04m x 3.57m]

UPVC double glazed window overlooking the front elevation. LVT flooring, central heating radiator and staircase providing access to the first floor landing. Useful understairs storage cupboard. Opening leading through into the kitchen diner.



KITCHEN DINER

14'4" x 11'7" [4.39m x 3.55m]

LVT flooring throughout, central heating radiator and inset spotlights to the ceiling. Fitted with a modern range of gloss dove grey wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Four ring induction hob with glass splashback and extractor hood above. Integrated oven, integrated combination oven, integrated fridge freezer and integrated washing machine. UPVC double glazed window overlooking the rear elevation. The Vaillant gas fired combination boiler is also housed within the kitchen diner. Access to the rear garden.

FIRST FLOOR LANDING

Carpeted staircase leading to the first floor landing. LVT flooring, central heating radiator and loft access. Doors provide access to two bedrooms and the shower room.



BEDROOM ONE

13'8" x 11'6" [4.17m x 3.53m]

UPVC double glazed window overlooking the front elevation. LVT flooring and central heating radiator.



SHOWER ROOM

7'8" x 6'1" [2.35m x 1.86m]

Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin with mixer tap set within vanity storage and walk-in double shower enclosure with glazed screen, overhead rainfall shower and separate shower attachment. Fully tiled walls, LVT flooring, chrome ladder style heated towel radiator, inset spotlights and extractor fan. Useful storage unit.



BEDROOM TWO

12'11" x 11'10" [3.96m x 3.61m]

UPVC double glazed window overlooking the rear elevation. LVT flooring, central heating radiator and additional built-in storage cupboards.



OUTSIDE

To the front is a low maintenance block paved buffer garden providing access to the entrance porch. To the rear is an enclosed low maintenance garden with lawned areas, paved patio space and a concrete pathway leading back towards the property. The garden is enclosed by timber fencing. Beyond the rear garden is a shared courtyard area which can also be used for off street 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.