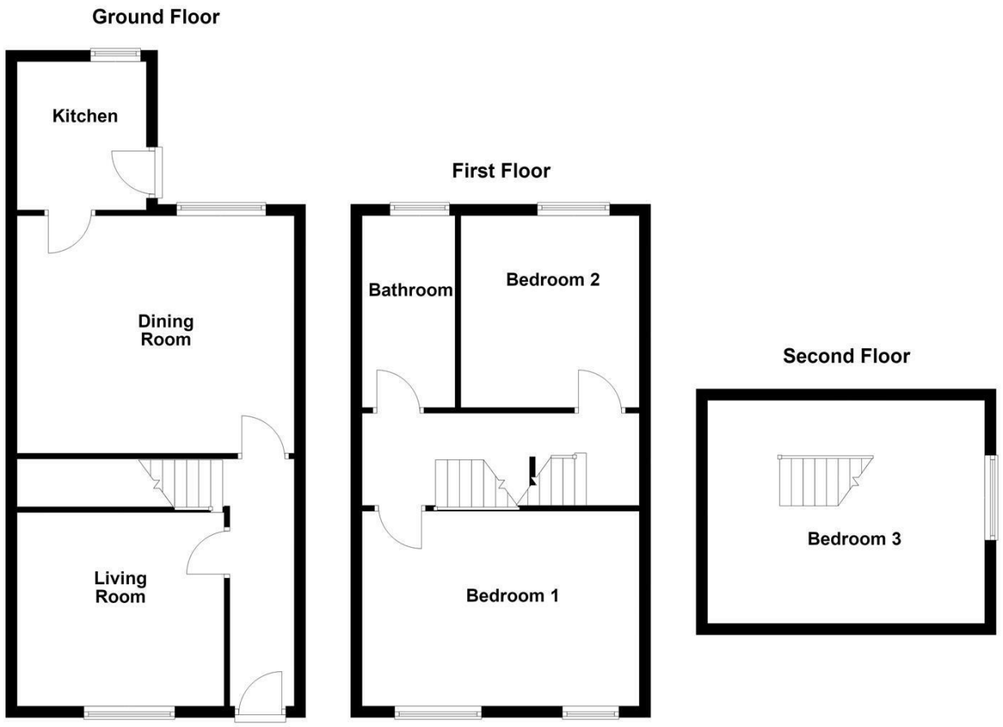
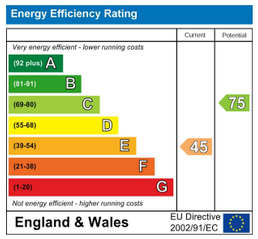




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



13 Silcoates Street, Wakefield, WF2 0DU

For Sale Freehold £180,000

Offered to the market is this spacious three bedroom end terrace property, arranged over three floors and situated in a convenient Wakefield location.

The accommodation briefly comprises an entrance hall with staircase to the first floor, lounge and separate dining room. The dining room benefits from access to the cellar and leads through into the fitted kitchen, which in turn provides access to the rear yard. To the first floor are two double bedrooms and the main house bathroom, together with useful storage and the cupboard housing the combination boiler. A further staircase leads to the second floor, where there is a generous third bedroom with useful eaves storage. Externally, on street parking is available to the front, while to the rear is an enclosed low maintenance block paved yard. The property benefits from UPVC double glazing and gas central heating throughout and is ideally suited to first time buyers, professional couples or growing families.

Well placed for local shops, amenities and schools, the property also enjoys convenient access to Wakefield Westgate railway station and the motorway network, making it an excellent choice for commuters.

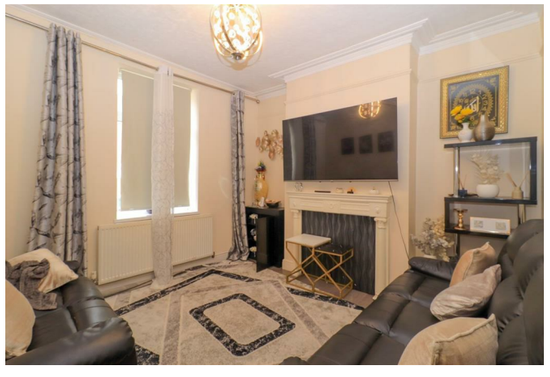
Only a full internal inspection will truly reveal the generous accommodation arranged across all three floors. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC entrance door leading into the entrance hall. Laminate flooring, central heating radiator and coving to the ceiling. Staircase providing access to the first floor landing. Openings lead through into the lounge and dining room.

LOUNGE
13'6" x 12'0" (4.12m x 3.66m)
UPVC double glazed window overlooking the front elevation. Laminate flooring, central heating radiator and coving to the ceiling.



DINING ROOM
14'8" x 14'1" (4.49m x 4.31m)
UPVC double glazed window overlooking the rear elevation. Laminate flooring, central heating radiator and feature electric fireplace. Access to the cellar. Opening leading through into the kitchen.



KITCHEN
8'6" x 7'6" (2.60m x 2.30m)
Fitted with a range of gloss wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap, four ring gas hob, integrated oven, extractor fan and tiled splashbacks. Space and plumbing for a washing machine and space for a fridge freezer. Tiled flooring and central heating radiator. UPVC double glazed window overlooking the rear elevation and UPVC door providing access into the rear yard. Spotlights and clad ceiling.

FIRST FLOOR LANDING
Carpeted flooring and useful storage cupboards. Doors provide access to bedroom one, bedroom two and the house bathroom. Storage cupboard housing the combination boiler.

BEDROOM TWO
12'2" x 11'4" (3.72m x 3.46m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiator.



HOUSE BATHROOM
10'9" x 5'6" (3.28m x 1.69m)
Fitted with a three piece suite comprising panelled bath with hot and cold taps and shower attachment, pedestal wash basin with mixer tap and low flush W.C. Fully tiled walls, vinyl flooring, chrome ladder style heated towel radiator and extractor fan. Frosted UPVC double glazed window overlooking the rear elevation. Spotlights and UPVC cladding to the ceiling.



BEDROOM ONE
16'2" x 11'10" (4.94m x 3.63m)
Two UPVC double glazed windows overlooking the front elevation. Carpeted flooring and central heating radiator.



SECOND FLOOR BEDROOM
14'9" x 12'5" (4.50m x 3.81m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the side elevation. Useful eaves storage. Carpeted staircase leading down to the first floor landing.



OUTSIDE
On street parking is available to the front of the property. To the rear is an enclosed low maintenance yard, predominantly block paved and enclosed by timber fencing.



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.