

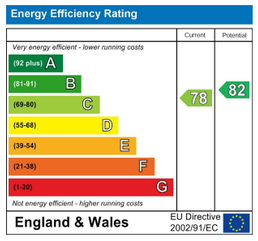
Total area: approx. 111.0 sq. metres (1194.6 sq. feet)

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.

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



72 Duke Of York Street, Wakefield, WF1 3PG

For Sale Freehold £180,000

Situated on the outskirts of Wakefield city centre and within easy reach of a wide range of local amenities is this well presented two bedroom mid terrace home, offering well proportioned accommodation together with a useful loft / occasional room, permit parking, a larger than average garage and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to both the living room and sitting/dining room. The sitting/dining room provides access to useful understairs storage and leads through into the kitchen, which in turn opens onto the rear garden.
To the first floor are two good sized bedrooms and the house shower room, with a further staircase leading to the loft / occasional room above. Externally, to the front is a small enclosed buffer garden with permit on street parking available nearby. To the rear is a courtyard style garden with paved seating areas and established planting, together with access into the larger than average single garage. The garage benefits from power and lighting, space and plumbing for laundry appliances and timber double doors providing vehicular access from the rear.

The property is well placed for Wakefield city centre, with shops, amenities and the bus station within walking distance. Wakefield also benefits from two railway stations offering local and mainline connections, including services towards Leeds, Manchester and London, while both the M1 and M62 motorway networks are within easy reach.

This attractive home would make an ideal purchase for a first time buyer, professional couple, small family or investor. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
Frosted and stained glass UPVC double glazed entrance door leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing and doors leading off to the living room and sitting/dining room.

LIVING ROOM
12'1" x 9'8" (3.70m x 2.96m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, picture rail and central heating radiator. Feature gas fireplace with marble hearth and surround and timber mantle.



SITTING/DINING ROOM
13'7" x 12'1" (4.15 x 3.70)
Two UPVC double glazed windows overlooking the rear elevation and central heating radiator. Feature gas fireplace with marble hearth and surround and timber mantle. Door providing access to useful understairs storage and a further door leading through to the kitchen.

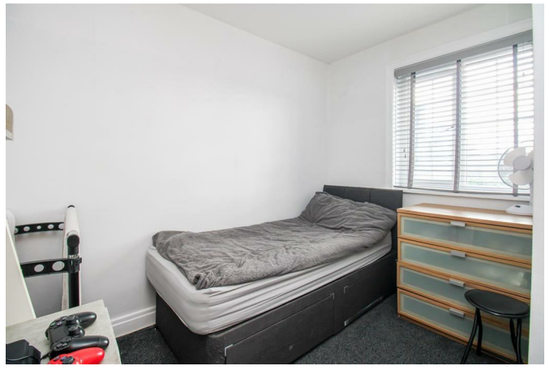
KITCHEN
12'7" x 5'2" (3.85m x 1.60m)
UPVC double glazed window overlooking the side elevation and frosted UPVC double glazed door providing access to the rear garden. Fitted with a modern range of gloss fronted wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with partial stainless steel splashback and extractor hood above, integrated oven, space and plumbing for a slimline dishwasher and space for an undercounter fridge/freezer. Central heating radiator and Worcester combination boiler.

FIRST FLOOR LANDING
Central heating radiator and access to the second floor loft / occasional room. Doors provide access to bedroom one, bedroom two and the house shower room.

BEDROOM ONE
13'7" x 12'5" (4.16 x 3.80)
UPVC double glazed window overlooking the front elevation, central heating radiator and picture rail. Range of fitted wardrobes.



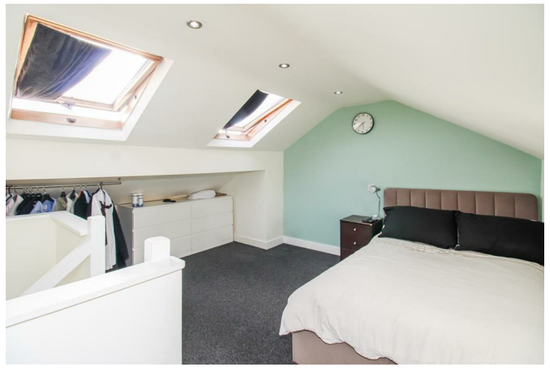
BEDROOM TWO
9'6" x 9'1" (2.92 x 2.78)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Access to useful understairs storage.



SHOWER ROOM
8'9" x 6'9" (2.67 x 2.06)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a concealed cistern low flush W.C. with bidet attachment, wash basin set within vanity storage with mixer tap and LED mirror, and shower enclosure with mains fed overhead shower, separate handheld shower attachment and glazed screen. Fully tiled walls, chrome ladder style heated towel radiator and spotlights to the ceiling.

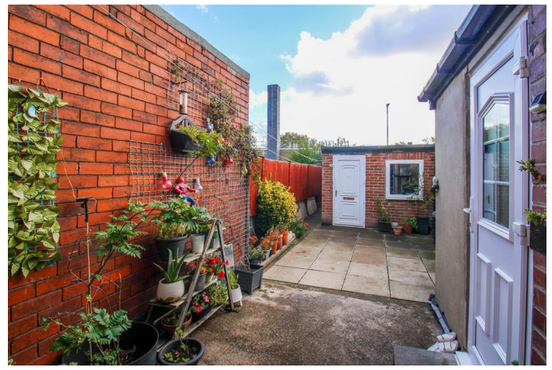


LOFT/OCCASIONAL ROOM
14'11" x 13'5" (4.55 x 4.11)
Two Velux roof windows, spotlights to the ceiling and a range of fitted storage.



GARAGE
18'6" x 9'7" (5.65m x 2.93m)
Larger than average single garage accessed via timber double doors to the rear. UPVC entrance door from the garden and UPVC double glazed window overlooking the rear garden. Power and lighting, together with space and plumbing for a washing machine and tumble dryer.

OUTSIDE
To the front is a small buffer garden, mainly concrete and paved, enclosed by walling with a timber gate providing access to the entrance door. Permit on street parking is available to the front. To the rear is an enclosed courtyard style garden with concrete and paved seating areas, ideal for outdoor dining and entertaining. Planted borders incorporate mature shrubs and flowers. A paved pathway continues along the side of the garage and through timber double gates to the rear access. The garden is enclosed by a combination of walling and timber fencing, making it suitable for both children and pets.



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.