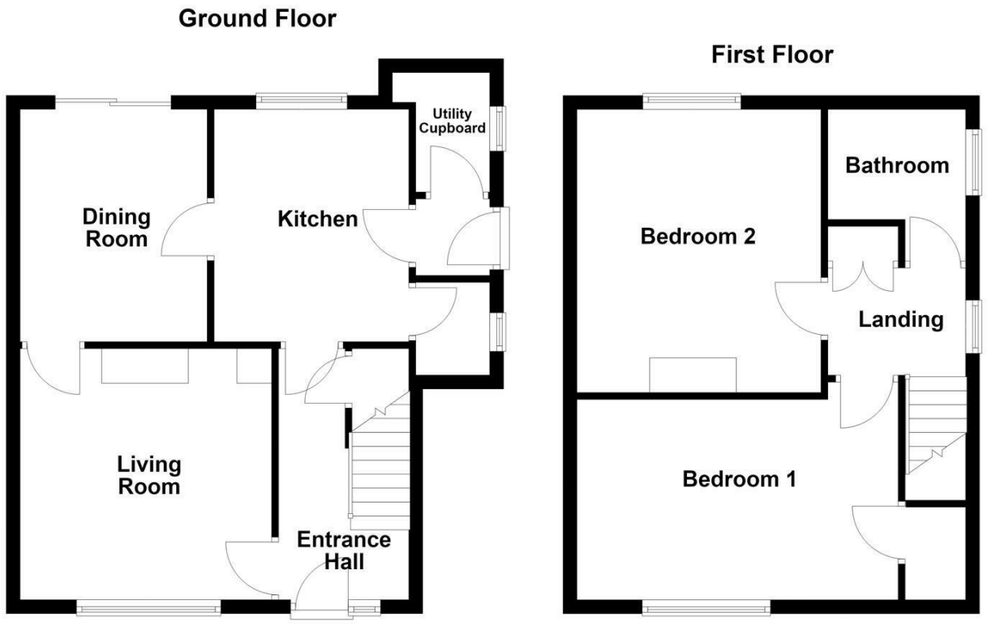
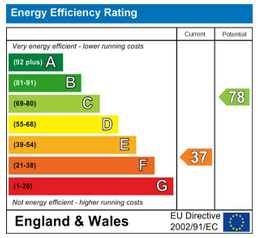




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



39 Smithy Lane, Tingley, Wakefield, WF3 1QF

For Sale Freehold £230,000

Situated in the popular Tingley area is this two bedroom semi detached home, offering well proportioned accommodation together with front and rear gardens, generous off road parking and a detached garage. Uninterrupted views to the front of the house for miles with open fields and no built up properties across.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and access into the living room and kitchen. Both the living room and kitchen lead through into the dining room, which opens directly onto the rear garden. The kitchen also provides access to a pantry cupboard and side porch, which in turn leads to a useful utility cupboard. To the first floor are two well proportioned bedrooms, the house bathroom, additional storage and loft access. Externally, to the front is a lawned garden with established hedging and gated access onto the driveway. The driveway continues down the side of the property to a further parking area and detached garage. To the rear is an enclosed lawned garden with mature planting and a paved patio area, providing an ideal space for outdoor dining and entertaining.

Tingley is a convenient location for a range of buyers including first time buyers, professional couples and smaller families, with local shops, schools and public houses within easy reach. Wakefield city centre provides a broader range of amenities together with rail connections towards Leeds, Manchester and London, while the M62 motorway network is also within convenient reach. Ardsley Reservoir is also nearby for those who enjoy local walking routes and outdoor recreation. Excellent bus services a few yards away connecting to Leeds/Wakefield/Morley and white rose shopping centre, and many more.

Offered for sale with no chain and vacant possession, only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
11'10" x 6'2" (3.62m x 1.88m)
Frosted and stained glass UPVC double glazed front entrance door leading into the entrance hall. Staircase providing access to the first floor landing with useful understairs storage. Doors provide access to the living room and kitchen.

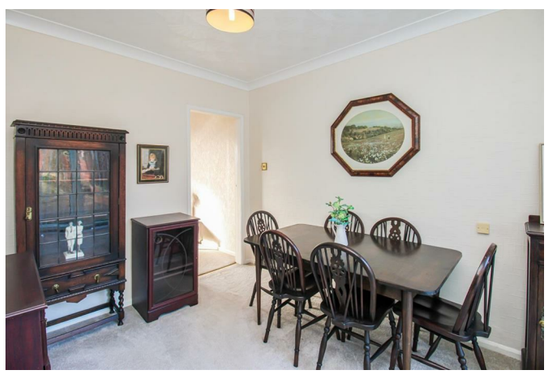
KITCHEN
10'2" x 9'1" (3.12m x 2.78m)
UPVC double glazed window overlooking the rear elevation. Door providing access into the side porch, further door leading through into the dining room and access to a useful pantry style storage cupboard. Coving to the ceiling. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Space for a gas cooker with extractor hood above, space and plumbing for a washing machine and space for a fridge freezer.



SIDE PORCH
Timber framed side entrance door with frosted glazed panel. Door providing access into the utility cupboard.

UTILITY CUPBOARD
6'4" x 3'0" (1.95m x 0.93m)
Frosted UPVC double glazed window overlooking the side elevation. Space and plumbing for a tumble dryer.

DINING ROOM
11'0" x 8'10" (3.37m x 2.70m)
UPVC double glazed sliding doors opening onto the rear garden. Coving to the ceiling and wall mounted heater. Vokera boiler housed within the room. Door leading through into the living room.



LIVING ROOM
11'11" x 11'10" (3.65m x 3.62m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling. Feature gas fireplace with resin hearth, surround and mantle.



FIRST FLOOR LANDING
6'4" x 3'4" (1.95m x 1.02m)
Loft access, wall mounted heater and fitted storage cupboard. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE
15'5" x 11'10" (4.70m x 3.62m)
UPVC double glazed window overlooking the front elevation. Useful built-in storage cupboard.



BEDROOM TWO
12'1" x 11'9" (3.70m x 3.60m)
UPVC double glazed window overlooking the rear elevation. Range of fitted wardrobes.



HOUSE BATHROOM
7'1" x 6'4" (2.17m x 1.95m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower attachment. Partial wall tiling.



OUTSIDE
To the front is a lawned garden with paved pathway leading to the entrance door and established hedging to the boundaries. Double wrought iron gates and a pedestrian gate provide access to the driveway, which continues down the side of the property. The driveway leads to a further paved parking area and a detached single garage. The rear garden is predominantly laid to lawn with mature trees and shrubs together with a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by walling and timber fencing, making it suitable for both children and pets.



DETACHED GARAGE
Single detached garage with up and over door.

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.