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



14 Brendan Close, Wakefield, WF2 9NB

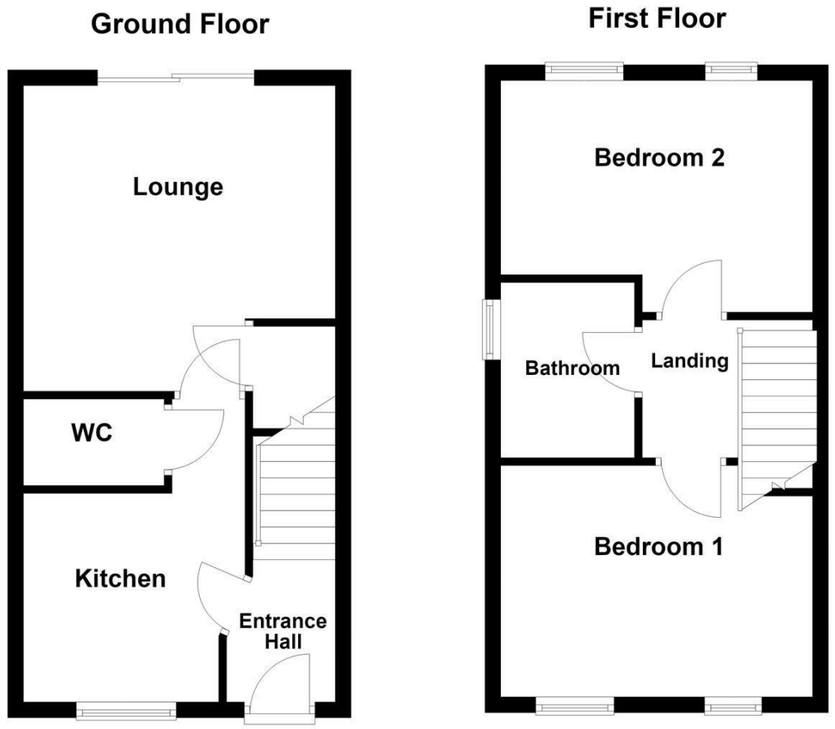
For Sale Freehold £189,950

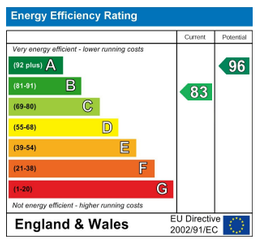
Superbly presented throughout and situated within an attractive select development is this delightful two bedroom end town house, offering well proportioned accommodation ideal for first time buyers, professional couples or small families looking to take their first step onto the property ladder. The property is offered for sale with no onward chain and vacant possession.

The accommodation briefly comprises a welcoming entrance hall, a modern fitted kitchen, convenient downstairs WC and a spacious living room, providing a comfortable setting for everyday relaxation. To the first floor, the landing leads to two well proportioned bedrooms and a contemporary family bathroom, completing the accommodation. Externally, the property enjoys an attractive lawned garden to the front, together with a driveway providing off road parking for one vehicle. To the rear is an enclosed garden, predominantly laid to lawn with a paved patio seating area, ideal for outdoor dining and relaxation.

Conveniently positioned within easy reach of local amenities, including shops, schools and regular bus services, the property also benefits from good access to the nearby town centre and surrounding transport links.

Offering an appealing combination of modern accommodation, practical outdoor space and a convenient location, this attractive home presents an excellent opportunity for a range of buyers. With the added advantage of no onward chain and vacant possession, an early internal viewing is highly recommended to fully appreciate all that this property has to offer.





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.



ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the hallway. Fully tiled flooring and staircase providing access to the first floor landing. Door leading into the kitchen.

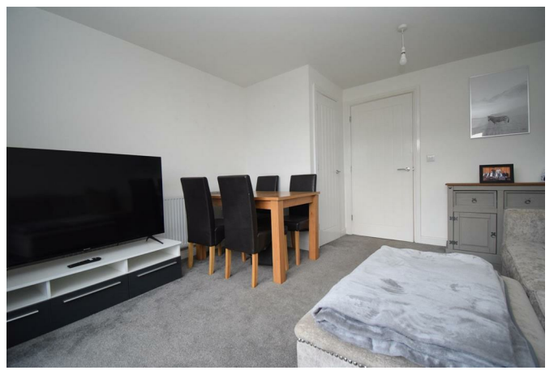
KITCHEN
9'3" x 8'11" (2.82m x 2.73m)
Fitted with a contemporary range of grey gloss wall and base units with work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with stainless steel splashback and extractor hood above. Integrated slimline dishwasher and integrated fridge freezer. Drawers to the base units. Boiler housed within the kitchen. Fully tiled flooring, recessed spotlights and UPVC double glazed window overlooking the front elevation.

INNER HALLWAY
Central heating radiator. Doors provide access to the lounge and downstairs W.C.

W.C.
4'9" x 3'7" (1.45m x 1.11m)
Fitted with a two piece suite comprising low flush W.C. and wash basin. Fully tiled walls and flooring. Chrome ladder style heated towel radiator.

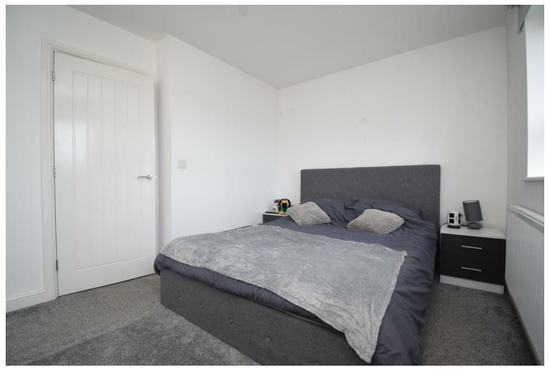
LOUNGE
13'3" x 12'10" (4.04 x 3.92)
UPVC double glazed sliding patio doors providing access to the rear garden. Central heating radiator. Door providing access to a useful understairs cloaks cupboard.





FIRST FLOOR LANDING
Loft access. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE
12'9" x 9'8" (3.91m x 2.96m)
Two UPVC double glazed windows overlooking the front elevation. Central heating radiator.



BEDROOM TWO
12'9" x 9'9" (3.91 x 2.98)
Two UPVC double glazed windows overlooking the rear elevation. Central heating radiator.



HOUSE BATHROOM
7'3" x 5'7" (2.22m x 1.71m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer shower over and separate shower attachment. Fully tiled walls and flooring. Chrome ladder style heated towel radiator and recessed spotlights to the ceiling. Frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE
To the front is a lawned garden with pathway leading to the entrance door. Allocated off road parking for one vehicle. To the rear is a lawned garden incorporating a flagged patio area.



PLEASE NOTE
The marketing photographs were taken whilst the property was occupied.

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.