Richard Kendall Estate Agent

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318 Westerton Road, Tingley, Wakefield, WF3 1AW

For Sale Freehold £215,000

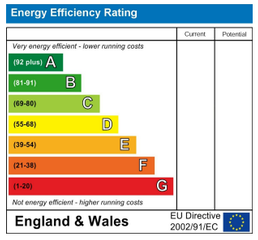
An excellent opportunity for first time buyers, couples or families looking to gain access to the property market and put their own stamp on this attractive and spacious three bedroom semi detached home.

Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, lounge, separate dining room/sitting room, kitchen, rear porch and useful pantry. To the first floor are three bedrooms, two of which are good sized doubles, together with the main house bathroom and loft access from the landing. Externally, to the front is a low maintenance garden with a driveway providing off road parking and leading towards the garage. To the rear is a lawned garden incorporating flagged patio areas together with established planting and a timber garden shed.

The property is well placed for local amenities including shops and schools, with regular bus services nearby and convenient access to the motorway network.

Offered for sale with no onward chain and vacant possession, this is an ideal opportunity for buyers seeking a home they can update and personalise to their own requirements. Only a full internal inspection will truly reveal the accommodation this property has to offer. An early viewing is highly recommended





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

REAR ENTRANCE PORCH
UPVC rear entrance door leading into the porch. UPVC double glazed windows overlooking the side and rear elevations. Tiled flooring and door leading into the entrance hall.

ENTRANCE HALL
Staircase providing access to the first floor landing. Doors provide access to the lounge and dining room/sitting room. Front entrance door.

DINING ROOM/SITTING ROOM
13'1" x 11'7" (4.00m x 3.55m)
UPVC double glazed window overlooking the rear elevation. Feature electric fire with marble hearth. Central heating radiator. Doors provide access to the lounge and kitchen. Further door leading into the downstairs pantry.



PANTRY
Frosted UPVC double glazed window overlooking the side elevation.

KITCHEN
8'10" x 6'6" (2.71m x 1.99m)
Fitted with a range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap. Space for a cooker, space for a fridge and plumbing for a washing machine. Central heating radiator. UPVC double glazed windows overlooking the rear and side elevations.



LOUNGE
13'8" x 13'1" (4.18m x 3.99m)
UPVC double glazed walk-in bay window overlooking the front elevation. Feature gas fire with marble hearth. Coving to the ceiling and central heating radiator. Door providing access into the entrance hall.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Loft access. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
11'5" x 10'11" (3.49m x 3.34m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling.



BEDROOM THREE
8'1" x 5'10" (2.47m x 1.80m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM TWO
11'9" x 9'8" (3.60m x 2.97m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator. Built-in wardrobes and airing cupboard.



HOUSE BATHROOM
5'9" x 5'6" (1.76m x 1.68m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath. Electric shower over the bath. Fully tiled walls and central heating radiator. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a low maintenance flagged garden with planted and shrub borders. A tarmacadam driveway to the side provides off road parking and leads towards the garage. To the rear is a lawned garden incorporating flagged patio areas and established planted and shrub borders. Timber framed garden shed.



GARAGE
Concrete sectional garage with up and over door.

COUNCIL TAX BAND
The council tax band for this property is C.

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.