



WAKEFIELD  
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OSSETT  
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HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**7 Waite Street, Wakefield, WF2 9JN**

**For Sale Freehold £130,000**

Situated in Wakefield is this two bedroom mid terrace property benefitting from well proportioned accommodation including additional loft room and low maintenance rear garden.

The property briefly comprises of the living room, kitchen with access down to the cellar and hallway leading to the bathroom/w.c. The first floor landing provides access to two bedrooms and access to the loft room. Outside, to the rear there is a low maintenance patio area, perfect for outdoor dining and entertaining, fully enclosed by walls with a timber gate to the rear.

The property is located close to local amenities and schools with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

This property would be ideal for the first time buyer, couple or investor and only a full internal inspection will reveal all that's on offer and an early viewing is highly advised.



## ACCOMMODATION

### LIVING ROOM

13'6" x 13'10" [max] x 4'1" [min] [4.13m x 4.23m [max] x 1.25m [min]]

UPVC front door, access to the kitchen, stairs to the first floor landing and central heating radiator.

UPVC double glazed window to the front, coving to the ceiling and gas fireplace with laminate hearth, surround and wooden mantle.



### KITCHEN

10'3'4" x 7'1" [31.5m x 2.16m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker, space and plumbing for a washing machine, central heating radiator, UPVC double glazed window to the rear, door providing access down to the cellar, an opening to the further hallway and the Ideal combi boiler is housed in here.

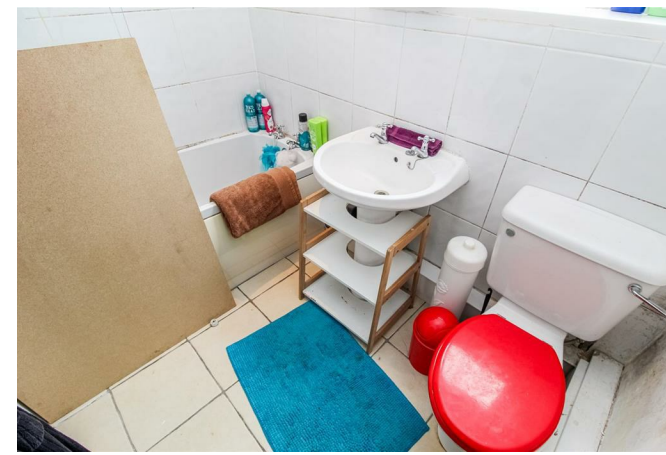
### HALLWAY

UPVC double glazed door to the rear garden, doors to the bathroom and storage cupboard with space for a fridge/freezer.

### BATHROOM/W.C.

5'2" x 7'4" [1.6m x 2.24m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with electric shower head attachment and glass shower screen. Spotlights to the ceiling, extractor fan and partially tiled.



### FIRST FLOOR LANDING

UPVC double glazed window to the rear, loft access, central heating radiator and doors to two bedrooms.

### BEDROOM ONE

13'11" x 13'6" [max] x 9'11" [min] [4.26m x 4.14m [max] x 3.03m [min]]

UPVC double glazed window to the front, central heating radiator and door to the loft room.



### BEDROOM TWO

7'1" x 7'5" [2.18m x 2.28m]

Central heating radiator and UPVC double glazed window to the rear.

### LOFT ROOM

13'6" x 9'5" [4.12m x 2.89m]

Spotlights to the ceiling and velux skylight.



### OUTSIDE

To the rear there is a concrete patio area, perfect for outdoor dining and entertaining and fully enclosed by walls with a timber gate to the rear.



### 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.