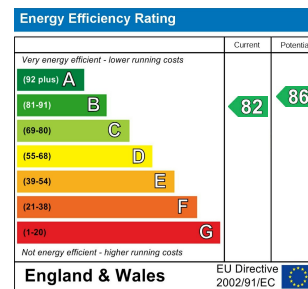
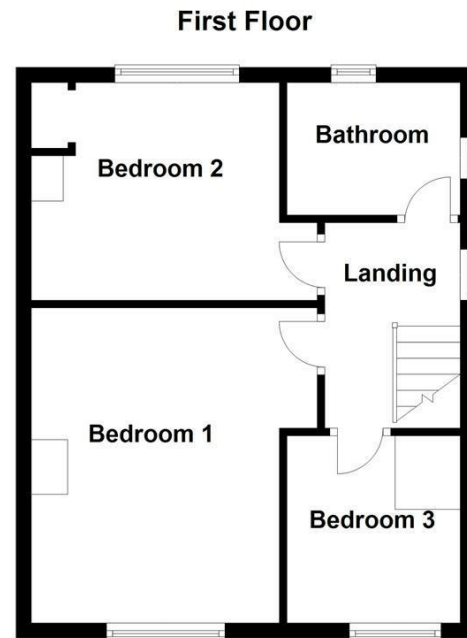
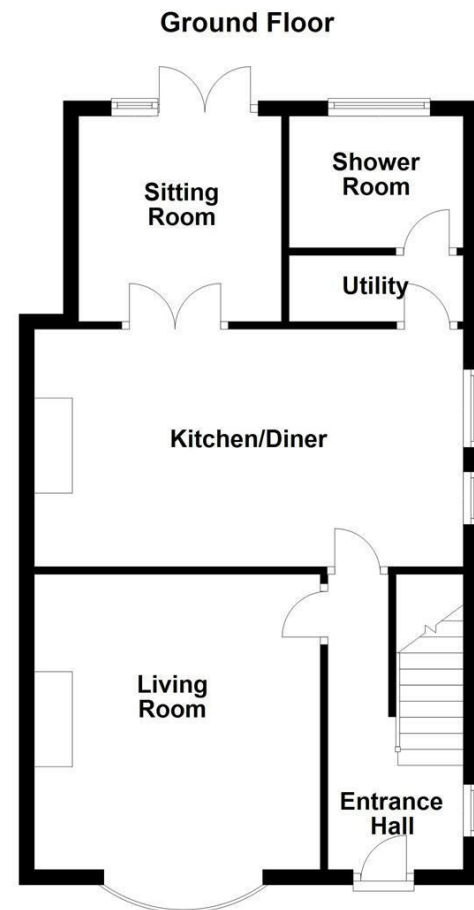




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18 Philip Garth, Wakefield, WF1 2LS

For Sale Freehold £220,000

Nestled onto this cul-de-sac location is this well presented three bedroom semi detached property including ample reception space along with three good size bedrooms, attractive gardens to the front and rear, this property is certainly not one to be missed.

The accommodation briefly comprises entrance hall, living room, kitchen diner, utility area, shower room/w.c. and a sitting room. To the first floor landing there is loft access, three bedrooms and the house bathroom/w.c. To the front there is a lawned garden with woodchip areas, planted beds, timber fencing and double timber gates providing access to the resin driveway providing parking and a further pebbled area for potential further off road parking. To the rear, the garden is mainly laid to lawn incorporating a stone paved patio area ideal for outdoor dining and entertaining, being fully enclosed by timber fencing.

This property would make an ideal purchase for a range of buyers looking in the Outwood area and is ideally located for those looking to commute into Wakefield city centre as well as those who look to commute further afield as the M62 motorway is only a short distance. Outwood has its own train station, is on local bus routes and is aptly located for amenities such as shops and schools.

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*

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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

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ACCOMMODATION

ENTRANCE HALL

UPVC frosted and stained glass double glazed front door leading into entrance hall, UPVC double glazed window to the side, central heating radiator, stairs to the first floor landing, doors to the living room and the kitchen diner.

LIVING ROOM

12'3" x 12'8" [3.74m x 3.88m]

UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling, gas fireplace with tiled hearth, surround and wooden mantle.



KITCHEN DINER

18'6" x 10'2" max x 9'4" min [5.66m x 3.12m max x 2.86m min]

Two UPVC double glazed windows to the side, door into the utility, set of double doors leading to the sitting room, central heating radiator, range of wall and base units with laminate work surface

over, ceramic 1 1/2 sink and drainer with mixer tap, tiled splashback, space and plumbing for a gas cooker, space for a tumble dryer, space for a fridge freezer.



UTILITY

2'10" x 7'6" [0.87m x 2.29m]

Space and plumbing for a washing machine, coving to the ceiling, door to the shower room/w.c.

SHOWER ROOM/W.C.

7'5" x 5'8" [2.28m x 1.73m]

Frosted UPVC double glazed window to the rear, central heating radiator, spotlighting to the ceiling, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with electric shower head attachment and shower screen. Tiled.

SITTING ROOM

8'10" x 8'8" [2.7m x 2.66m]

Set of UPVC double glazed French doors leading to the rear garden, coving to the ceiling, central heating radiator. Fitted storage cupboard housing the Baxi boiler.



FIRST FLOOR LANDING

Coving to the ceiling, loft access, UPVC double glazed window to the side, doors to the bedrooms and the house bathroom/w.c.

BEDROOM ONE

11'11" x 12'9" max x 4'4" min [3.64m x 3.9m max x 1.34m min]

Fitted wardrobes with partially mirrored doors, central heating radiator, UPVC double glazed window to the front.



BEDROOM TWO

12'0" x 9'6" max x 3'5" min [3.67m x 2.91m max x 1.05m min]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, access to storage area.



BEDROOM THREE

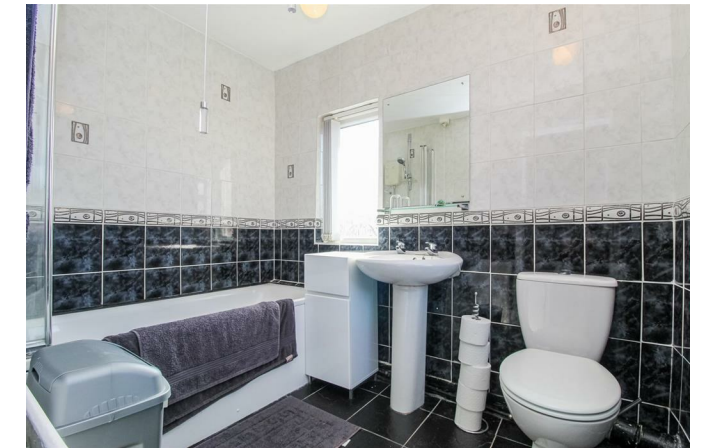
8'1" x 7'9" max x 4'6" min [2.47m x 2.37m max x 1.38m min]

UPVC double glazed window to the front, central heating radiator and bulkhead.

BATHROOM/W.C.

7'10" x 5'8" [2.4m x 1.75m]

Frosted UPVC double glazed window to the side and a further to the rear. Central heating radiator, low flush w.c., pedestal wash basin and a panelled bath with electric shower head attachment with shower screen. Tiled.



OUTSIDE

To the rear garden, it is mainly laid to lawn with a planted bed border, fully enclosed with timber fencing having space for a greenhouse and garden shed. Incorporates a stone paved patio area perfect for outdoor dining and entertaining. The front of the property has a lawned garden with woodchip areas and planted bed borders. Timber fencing to either side and a timber double gate to the front providing access leading to a resin driveway providing off road parking for several vehicles. Pebbled area, which can be potential further parking and leads to the front entrance door.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.