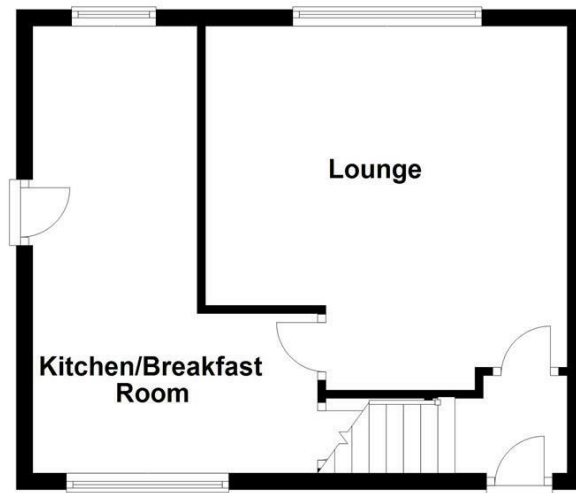


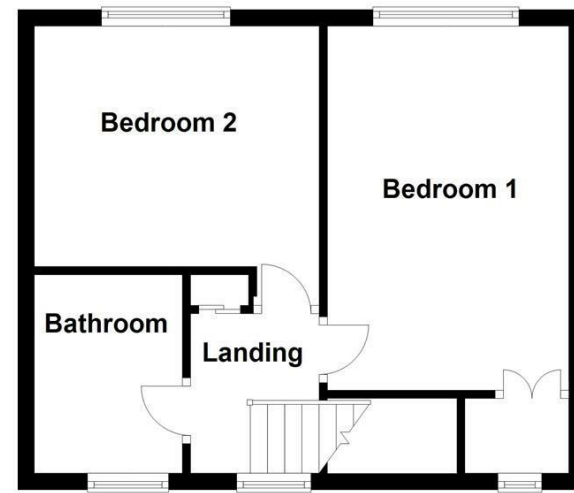


WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**

Ground Floor



First Floor



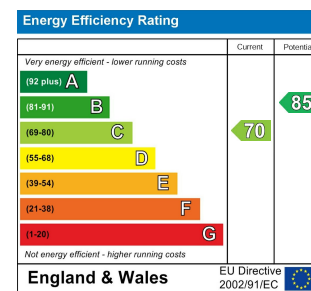
141 Wharncliffe Road, Wakefield, WF2 7QA

For Sale Freehold £160,000

An opportunity for the professional couple or family looking to gain access to the property market with this generously sized two double bedroom semi detached home, ideally located for well regarded schools, shops and transport links.

The accommodation is set over two floors and briefly comprises of the entrance hall, light and airy lounge and kitchen/breakfast room to complete the ground floor. Whilst to the first floor there are two double bedrooms and the house bathroom/w.c. Externally to the front of the property is a small lawned garden with access down the side of the property leading to the extensive mainly lawned and enclosed garden offering an excellent degree of privacy.

The property has been maintained to a good standard and offers ready to move into spacious and well proportioned accommodation throughout.



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.

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



ACOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance hall, stairs to the first floor, central heating radiator, wood effect floor and door to the lounge.

LOUNGE

14'4" [max] x 13'2" [4.37m [max] x 4.01m]

UPVC double glazed window to the rear, double central heating radiator and feature fireplace with log burning stove inset and timber mantle with tiled hearth. Useful recess shelving, wood effect flooring, wall lighting and door to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

17'3" x 11'6" [max] x 7'0" [min] [5.27m x 3.53 [max] x 2.15m [min]]

Range of wall and base units with wood effect laminate work surface over incorporating 1 1/2 bowl stainless steel sink and drainer unit, freestanding cooker, space and plumbing for an automatic washing machine, space for a freestanding fridge/freezer, tiled splash backs, tiled flooring and useful understairs storage where the combination boiler is housed. UPVC double glazed windows to the rear and front, UPVC door to the side, double central heating radiator and spotlights to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed window to the front, double central heating radiator, useful built in storage cupboards and door to two bedrooms and family bathroom. Loft access via loft hatch to the insulated loft.

BEDROOM ONE

14'1" plus wardrobe x 9'10" [4.30m plus wardrobe x 3.02m] UPVC double glazed window to the rear, central heating radiator, wood effect flooring and useful built in wardrobe with rail and UPVC double glazed window to the front.



BEDROOM TWO

11'9" x 9'5" plus recess [3.60m x 2.88m plus recess]

UPVC double glazed window to the rear, central heating radiator and wood effect flooring.



BATHROOM.W.C.

7'6" x 5'6" [2.29m x 1.68m]

White three piece suite comprising panelled bath with shower over, pedestal wash basin and low flush w.c. Part tiled walls, tiled effect laminate flooring, UPVC double glazed frosted windows to the front and side. Central heating radiator.



OUTSIDE

To the front of the property there is a low maintenance lawn and gravelled garden with path leading down the side of the property to a generous sized and enclosed rear garden offering an excellent degree of privacy and field views beyond. Paved patio seating area and extensive lawned garden with a range of mature shrubs, trees and fence boundaries. There is a useful shed for storage.



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.