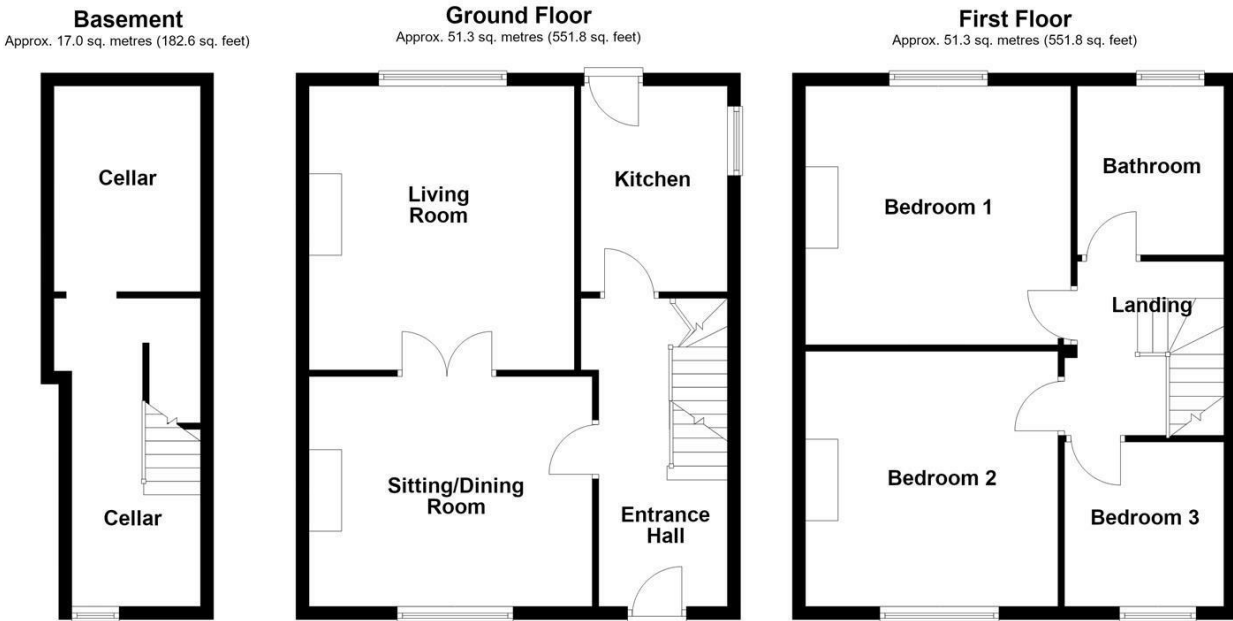




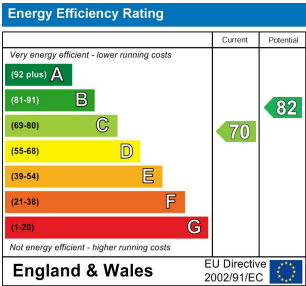
Total area: approx. 119.5 sq. metres (1286.1 sq. feet)

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
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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



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.



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264 Leeds Road, Newton Hill, Wakefield, WF1 2HY

For Sale Freehold £215,000

A superb opportunity to purchase this spacious three bedroom end terraced home, offering generous and well proportioned accommodation throughout. Benefitting from two reception rooms, a modern fitted kitchen, two useful cellar rooms, three double bedrooms and a detached garage, the property would make an ideal home for a range of buyers.

The accommodation briefly comprises a generous entrance hall providing access to two well proportioned reception rooms and a modern fitted kitchen. To the lower ground floor are two useful cellar rooms, providing excellent additional storage space. To the first floor, the landing provides access to three good sized double bedrooms and a three piece family bathroom. Externally, a cast iron gate opens onto a concrete pathway leading to the entrance, with an enclosed front garden bordered by brick walling and traditional cast iron railings. To the rear is an attractive and generously proportioned garden featuring a large paved patio area, ideal for outdoor dining and entertaining, leading onto a pleasant lawn with established hedging. A single detached garage benefits from a UPVC double glazed side entrance door and a manual up and over door.

The property is conveniently positioned within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. Both the M1 and M62 motorway networks are within easy reach, making the property particularly convenient for those commuting further afield.

Offered to the market with no onward chain and vacant possession, an early viewing is highly recommended to fully appreciate the generous accommodation and outdoor space this attractive home has to offer.

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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with UPVC double glazed fanlight above leading into the entrance hall. Tiled flooring to the immediate entrance area, feature archway, central heating radiator, dado rail and coving to the ceiling. Staircase with handrail providing access to the first floor landing. Two doors lead to the living room and sitting/dining room, with a further opening into the kitchen and a folding timber door providing access to the cellar stairs.

SITTING/DINING ROOM

14'3" x 11'11" [4.35m x 3.64m]
UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and tall skirting boards. Double timber doors provide access through into the living room.



LIVING ROOM

14'3" x 13'5" [4.35m x 4.10m]
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator. Feature electric fire with decorative hearth and matching surround.



KITCHEN

10'7" x 7'3" [3.24m x 2.21m]
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with swan neck mixer tap. Integrated oven and grill, four ring gas hob with splashback and extractor hood above, together with space and plumbing for a washing machine. UPVC double glazed window overlooking the side elevation and UPVC double glazed rear entrance door with matching fanlight above.

CELLAR ROOM ONE

6'6" x 15'6" [1.99m x 4.73m]
Accessed via a staircase with handrail from the ground floor. Timber framed single glazed frosted window overlooking the front elevation. The original curing table remains in situ. Two openings provide access to an understairs storage area and the second cellar room. The combination boiler is housed at the top of the cellar stairs.

CELLAR ROOM TWO

10'9" x 7'4" [3.29m x 2.26m]
Useful additional cellar space with lighting.

FIRST FLOOR LANDING

Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

13'5" x 13'1" [4.09m x 3.99m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO

13'2" x 13'3" [4.02m x 4.04m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

8'7" x 7'7" [2.62m x 2.32m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.

8'5" x 7'2" [2.59m x 2.20m]
Fitted with a three piece suite comprising P-shaped panelled bath with curved glazed shower screen, chrome taps and shower over, pedestal wash basin with mixer tap and tiled splashback, and low flush W.C. Part panelled walls around the bath area, inset spotlights to the ceiling, chrome ladder style heated towel radiator, wall mounted extractor fan and frosted UPVC double glazed window overlooking the rear elevation. Loft access.



OUTSIDE

A cast iron gate provides access along a concrete pathway to the front entrance. The enclosed front garden is bordered by low level brick walls with cast iron railings above. To the rear is a paved patio area leading onto an attractive lawned garden. There is also a single detached garage with manual up and over door and UPVC double glazed side entrance door. Privet hedging and low level brick walling provide enclosure to the rear garden.



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.