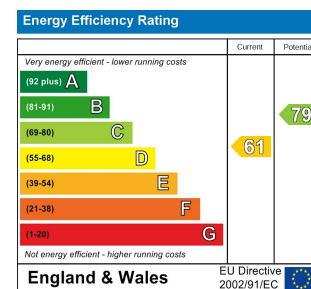
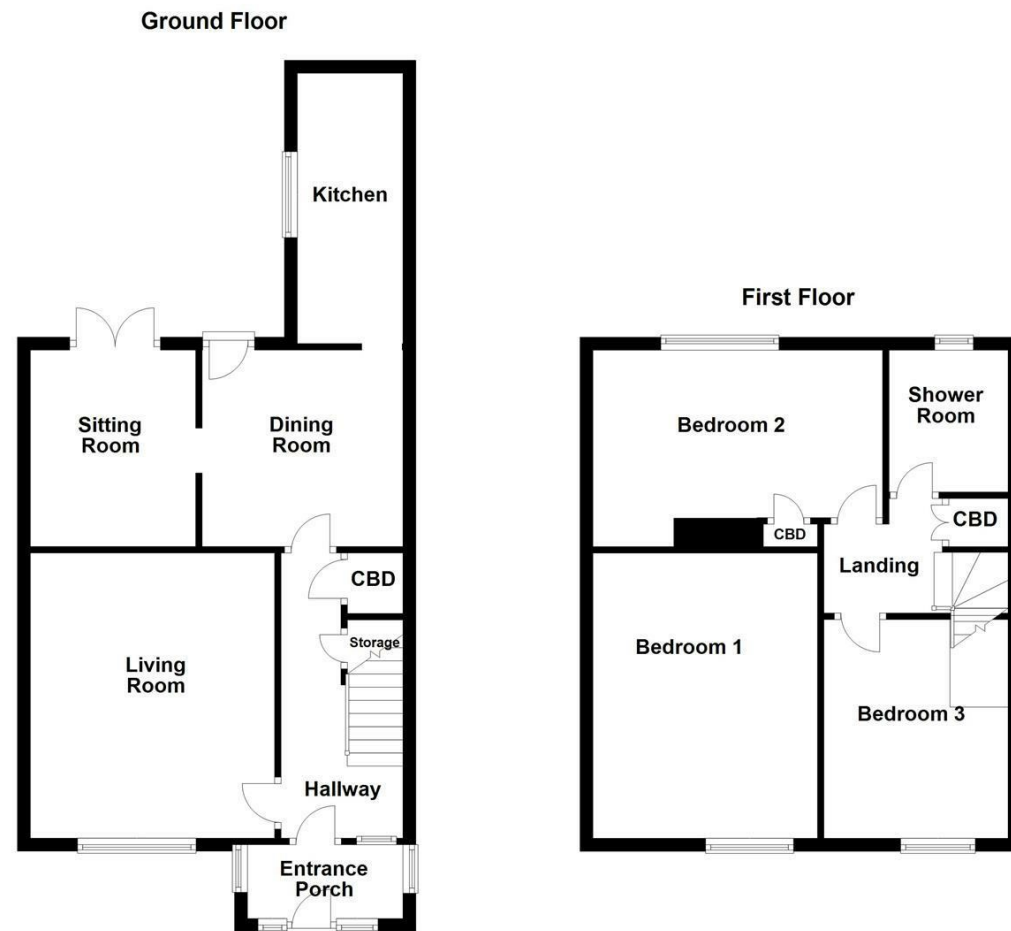




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



29 Langdale Drive, Wakefield, WF2 9EL
For Sale Freehold £175,000

Situated close to Wakefield city centre is this three bedroom mid terrace property benefitting from well proportioned accommodation, off road parking and an enclosed rear garden.

The property briefly comprises of the entrance porch, hallway with access to the living room, dining room, sitting room and kitchen. The first floor landing leads to three bedrooms and the house shower room/w.c. Outside to the front is a concrete driveway providing off road parking for two vehicles and a tarmac pathway to the front door. To the rear there is a tiered garden with the upper tier being a decked patio area, perfect for outdoor dining and entertaining with steps leading down to a lawned garden incorporating a decked and paved patio area, fully enclosed by timber fencing.

Situated close to all local shops and amenities that Wakefield has to offer, this property is ideally located as well as being only a short drive away from the motorway and railway network for those looking to commute further afield.

Done to a high standard, this property is ready to move into and viewing is highly recommended avoid disappointment.



KITCHEN

13'8" x 5'4" [4.17m x 1.64m]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine, space for a fridge/freezer, space for a cooker with stainless steel extractor hood. UPVC double glazed window to the side and spotlights to the ceiling.

FIRST FLOOR LANDING

Loft access and doors to three bedrooms and the house shower room. Access to a storage cupboard.

BEDROOM ONE

11'5" x 14'4" [3.49m x 4.38m]

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



BEDROOM TWO

14'6" x 10'0" [max] x 7'2" [min] [4.42m x 3.05m [max] x 2.2m [min]]

UPVC double glazed window to the rear, central heating radiator and access to fitted storage cupboards.



BEDROOM THREE

11'3" x 9'2" [max] x 6'0" [min] [3.44m x 2.81m [max] x 1.83m [min]]

UPVC double glazed window to the front, central heating radiator and access to overstairs storage.

SHOWER ROOM/W.C.

6'0" x 7'3" [1.84m x 2.22m]

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



OUTSIDE

To the front of the property there is a concrete driveway providing off road parking for two vehicles and a tarmacadam pathway to the front door. To the rear there is a tiered garden with the upper tier being a decked patio area, perfect for outdoor dining and entertaining with steps leading down to a lawned garden incorporating a decked and paved patio area, fully enclosed by timber fencing.



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.

ACCOMMODATION

ENTRANCE PORCH

7'10" x 3'9" [2.41m x 1.15m]

UPVC double glazed frosted door leading into the entrance porch, further door into a hallway, timber framed frosted single pane window looking into the hallway and UPVC double glazed windows to either side.

HALLWAY

Central heating radiator, coving to the ceiling, doors to the living room and dining room. Access to a storage cupboard and understairs storage. Stairs to the first floor landing.

LIVING ROOM

12'3" x 14'5" [3.75m x 4.4m]

Coving to the ceiling, dado rail, UPVC double glazed window to the front, central heating radiator and electric fireplace with marble hearth, surround and wooden mantle.



DINING ROOM

10'2" x 9'11" [3.1m x 3.03m]

Coving to the ceiling, central heating radiator and an opening into the sitting room, a further opening into kitchen and UPVC double glazed frosted door to the rear garden.



SITTING ROOM

8'1" x 8'9" [2.48m x 2.67m]

Central heating radiator, coving to the ceiling, fitted storage unit and a set of UPVC double glazed French doors leading out to the rear garden.

