



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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17 & 18 Stratheden Road, Wakefield, WF2 0DD

For Sale Freehold £184,995

Nearing completion, this pair of semi detached properties occupy generous gardens and a driveway providing off road parking.

Offering accommodation far greater than the typical new build over three floors, which comprises on the ground floor, a spacious entrance hallway with a large walk in cloaks/storage cupboard, a downstairs cloakroom/w.c., lounge and large dining kitchen which will be finished with a full range of integrated appliances. The first floor landing has doors leading off to three well proportioned bedrooms (the master with en suite shower room/w.c.) in addition to the family bathroom/w.c. A further staircase leads to the second floor where there is a large double bedroom, a further walk in wardrobe/storage cupboard located off the landing. The rear garden offers a good degree of privacy and will be laid to lawn.

The properties are located in close proximity to the train station and city centre, off a small road, which prior to completion the development will be completed to highway standards and adopted by the local authority.

A spacious and versatile home offering excellent value for money and an internal viewing is recommended.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6” measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Homes and Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



OPEN 7 DAYS A WEEK



ACCOMMODATION ENTRANCE HALLWAY

A spacious entrance hallway accessed via a double glazed composite door to the front, staircase leads to the first floor landing and doors lead off to the lounge, dining kitchen, downstairs cloakroom/w.c. and large storage cupboard. Central heating radiator.



LIVING ROOM 17' 4" x 11' 0" (5.3m x 3.36m)

A spacious living room located to the front of the property with UPVC double glazed window. Central heating radiator.

DINING KITCHEN 16' 4" x 12' 8" (4.99m x 3.87m)

A spacious dining kitchen enjoying pleasant views across the rear garden from a UPVC double glazed window and UPVC double glazed French doors. The kitchen will be fitted with a comprehensive range of quality base and wall height units with matching work surfaces and inset sink and drainer unit. A range of integrated appliances including built in oven and hob, fridge/freezer, dishwasher and automatic washing machine. Central heating radiator.

DOWNSTAIRS CLOAKROOM/W.C.
UPVC double glazed window and will be fitted with a white two piece suite comprising wash hand basin and low flush w.c. Central heating radiator.

FIRST FLOOR LANDING
Has further staircase leading to the second floor bedroom. Doors leading off to three first floor bedrooms and bathroom/w.c.

MASTER BEDROOM
12' 5" x 10' 9" (3.8m x 3.28m)
A good size double bedroom with UPVC double glazed window to the front, central heating radiator and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.
7' 10" x 4' 7" (2.4m x 1.4m)
Fitted with a white suite comprising shower enclosure, pedestal wash basin and low flush w.c. Central heating radiator.



BEDROOM TWO
12' 5" x 9' 0" (3.8m x 2.76m)
UPVC double glazed window to the rear. Central heating radiator.

BEDROOM THREE
12' 8" x 7' 0" (3.87m x 2.14m)
UPVC double glazed window. Central heating radiator.

BATHROOM/W.C.
7' 6" x 7' 6" (2.29m x 2.29m)
A good size family bathroom with UPVC double glazed window. To be fitted with a three piece suite comprising panelled bath with pedestal wash basin, low flush w.c. Electric shaver point, extractor fan and central heating radiator.



SECOND FLOOR BEDROOM
14' 9" x 14' 6" (4.51m x 4.42m)
A spacious and versatile room with double glazed Velux style windows on a dual aspect. Central heating radiator and located off the landing a further door leads to a large cupboard.

LARGE CUPBOARD
9' 1" x 4' 11" (2.79m x 1.51m)
Central heating radiator.

OUTSIDE
The property has a good size garden and will have generous off road parking to the front. The rear garden being enclosed offering a good degree of privacy and will be laid to lawn with a small paved patio area.

PLEASE NOTE
The unmade access road to the properties will be brought up to highway standard and will be adopted prior to completion of the development.

DIRECTIONAL NOTES
Leave Wakefield along Balne Lane passing the college on the right, continue under the bridge, shortly afterwards turning left onto Stratheden Road. The properties can be found at the end of Stratheden Road indicated by our for sale board.

EPC RATING
To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk

LAYOUT 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.

Floor plan of number 18

