



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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35 Belle Vue Road, Wakefield, WF1 5LS

For Sale Freehold £84,950

This two bedroom mid terrace property is available for sale with no chain involved and comprises of a spacious lounge with high ceilings, dining room with door leading to the kitchen. The staircase leads to the first floor to the two double bedrooms and house bathroom/w.c.

The property is located within easy access of Wakefield city centre, Sandal/Agbrigg railway station is within 1/2 a mile, both Westgate and Kirkgate railway stations are within easy access.

All in all, this is a pleasant property and internal inspection is strongly recommended at your earliest convenience to see the full potential the property has to offer.

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 four offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 40 years.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultant 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 email: vince@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. There will be mailed to you every week.

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

REMEMBER WE GUARANTEE PERSONAL SERVICE

OPEN 7 DAYS A WEEK



**ACCOMMODATION
SPACIOUS LOUNGE**

12' 7" x 13' 2" (3.84m x 4.03m)

UPVC double glazed entrance door. UPVC double glazed window to the front, coving to the ceiling, telephone point, t.v. point, Living flame effect gas fire with marble hearth and American Maple decorative surround. Central heating radiator and door to the inner hallway.

INNER HALLWAY

Staircase to the first floor landing, door to the dining room.

DINING ROOM

13' 6" x 13' 2" (4.12m x 4.03m)

Picture rail, central heating radiator, UPVC double glazed window to the rear, door to the kitchen.



KITCHEN

7' 2" x 5' 11" (2.19m x 1.82m)

Having a range of wall and base wooden units with laminate work surface over, tiled splash back, integrated oven and grill, four ring gas hob with extractor canopy above, stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, slate flooring. Loft access, UPVC double glazed frosted window to the rear, boiler and rear entrance door with half glass pane.



CELLAR

11' 0" x 7' 10" (3.37m x 2.41m)

Housing the meters.

FIRST FLOOR LANDING

Doors to the two bedrooms and house bathroom/w.c.

BEDROOM ONE

13' 3" x 10' 11" (4.05m x 3.35m)

UPVC double glazed window to the front elevation, central heating radiator and storage cupboard fitted out as a wardrobe with fitted shelves and rail.



BEDROOM TWO

13' 6" x 8' 2" (4.13m x 2.49m)

UPVC double glazed window to the rear elevation and central heating radiator.

HOUSE BATHROOM/W.C.

9' 0" x 4' 9" (2.76m x 1.46m)

Comprising three piece suite with panelled bath, two chrome taps and an electric shower above. Low flush w.c. and pedestal wash basin with two chrome taps. Fully tiled walls, central heating radiator, UPVC double glazed frosted window to the rear elevation.



OUTSIDE

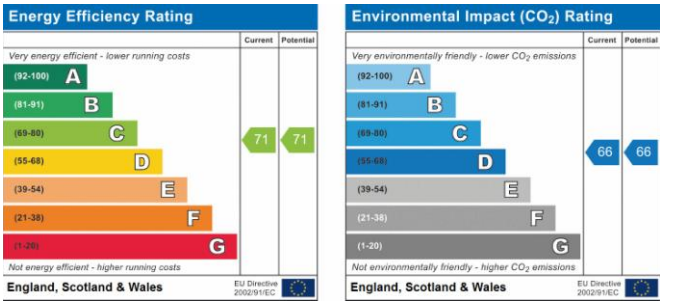
The front of the property has a low maintenance buffer garden. At the rear there is a flagged patio area with brick walls. Brick built outhouse suitable for storage purposes.

DIRECTIONS

Leave Wakefield along Doncaster Road and turn right onto Sugar Lane and the road then becomes Belle Vue Road.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our four 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.



VIEWINGS

To view please contact our Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.