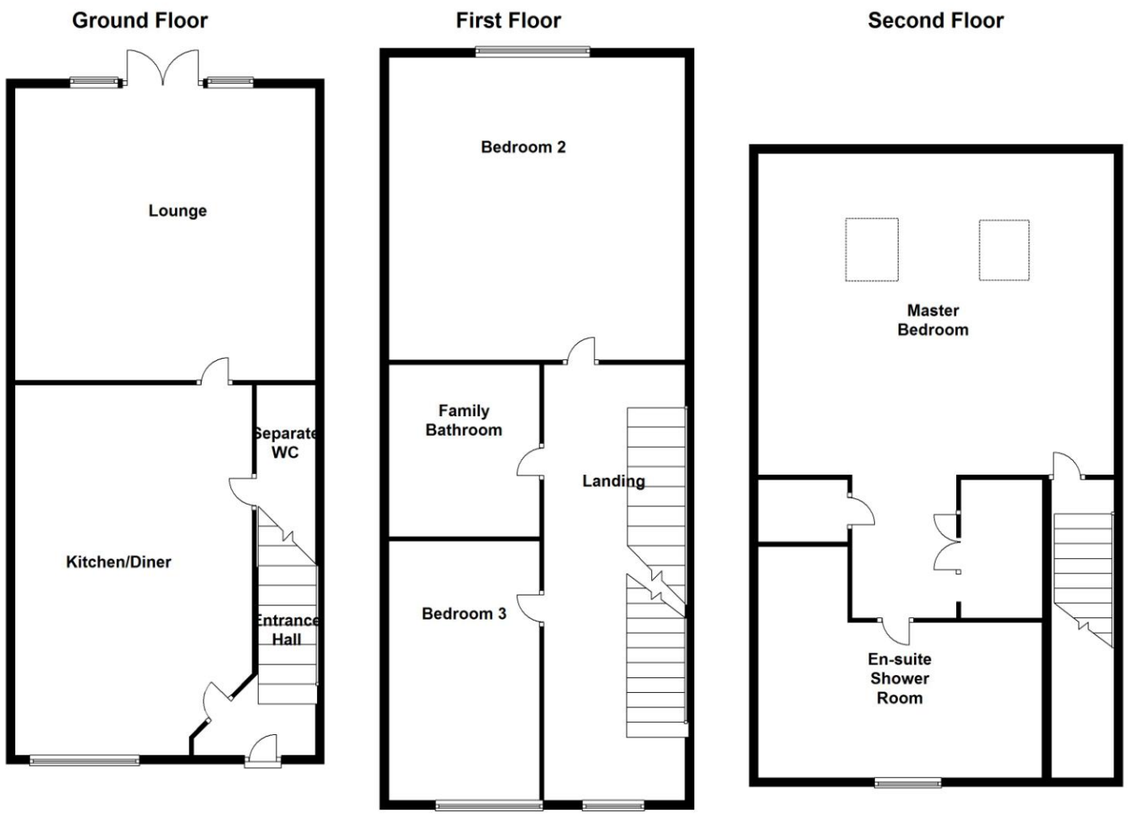



**OTHER INFORMATION**

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 Estate Agent 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

Richard Kendall
Estate Agent

| Wakefield | Pontefract | Horbury | Ossett | Normanton |
|---|---|---|---|---|
| 01924 291294 | 01977 798844 | 01924 260022 | 01924 266555 | 01924 899870 |



## 7 Chancel Road, Wakefield, WF1 5JH

For Sale Freehold £172,000

Located overlooking the canal waterfront within this regeneration area, close to Chantry Bridge and the Hepworth Gallery, this three storey town house offers generous accommodation comprising an entrance hallway, large open plan kitchen/diner with integrated appliance, downstairs cloakroom/w.c. and a spacious lounge with French doors opening onto the rear garden. The floor landing provides access to two well proportioned bedrooms and the house bathroom/w.c. Whilst on the second floor of the property there is a superb master bedroom suite with walk-in dressing area and large en suite shower room/w.c.

There is an enclosed garden to the rear of the property and two allocated parking spaces. This is a superb property, ideal for the professional couple, and an internal viewing is strongly recommended.

**OPEN 7 DAYS A WEEK**



## ACCOMMODATION

### ENTRANCE HALL
Accessed via a double glazed door at the front with a further panelled door leading into the kitchen/diner. Stairs to the first floor landing and central heating radiator.

### KITCHEN/DINER
*18' 0" x 9' 5" (5.49m x 2.88m)*
UPVC double glazed window enjoying a vista across the canal and waterfront of Wakefield beyond. The kitchen is fitted with a range of shaker-style base and wall units in a light wood finish with contrasting slate effect laminate roll edge work surfaces. Inset 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated washing machine, dishwasher, fridge and freezer. Integrated four ring gas hob with filer hood above and Zanussi electric oven below. Tiling to the splash back areas, tile effect flooring and central heating radiator.



### CLOAKROOM/W.C.
Fitted with a two piece cloakroom suite comprising pedestal wash basin with tiled splash back and a low flush w.c. Extractor fan, wood finish flooring and central heating radiator.

### LOUNGE
*13' 6" x 12' 10" (4.13m x 3.93m)*
UPVC double glazed French doors opening onto the rear garden. Central heating radiator.

### FIRST FLOOR LANDING
Spindle balustrade, staircase leading to the second floor and doors leading to two bedrooms and the house bathroom/w.c. Central heating radiator and UPVC double glazed window to the front.

### BEDROOM TWO
*12' 11" x 12' 4" (3.94m x 3.76m)*
UPVC double glazed window to the front and central heating radiator.



### BEDROOM THREE
*11' 2" x 6' 2" (3.41m x 1.89m)*
UPVC double glazed window to the rear and central heating radiator.

### HOUSE BATHROOM/W.C.
Fitted with a three piece suite comprising rectangular panelled bath with mosaic tiled surround, pedestal wash basin with tiled splash back and a close coupled low flush w.c. Ceiling mounted extractor fan, wood finish flooring and central heating radiator.

### SECOND FLOOR LANDING
Central heating radiator and door to the master bedroom.

### MASTER BEDROOM
*15' 7" x 12' 11" (4.77m x 3.95m)*
A spacious master bedroom with two double glazed Velux style windows to the front with integrated blinds, a walk-through dressing area with a range of quality fitted wardrobes and further doors leading to a large storage cupboard and the en suite shower room/w.c. Central heating radiator.



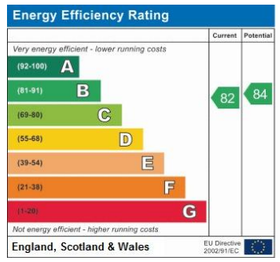


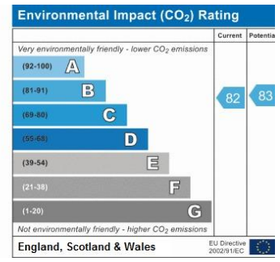
### EN SUITE SHOWER ROOM/W.C
*9' 3" x 10' 7" (2.83m x 3.24m) plus shower*
Double shower enclose with Triton electric shower, pedestal wash basin and low flush w.c. Ceiling mounted extractor fan, wood finish flooring and central heating radiator.

### OUTSIDE
To the front of the property, a timber staircase rises fom the front pathway to the entrance door. The front enjoys a pleasant aspect across the waterfront. At the rear of the property there is an enclosed garden with lawn and paved area. In an adjacent car park, the property enjoys two allocated spaces.

### 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 five local offices.




### 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.