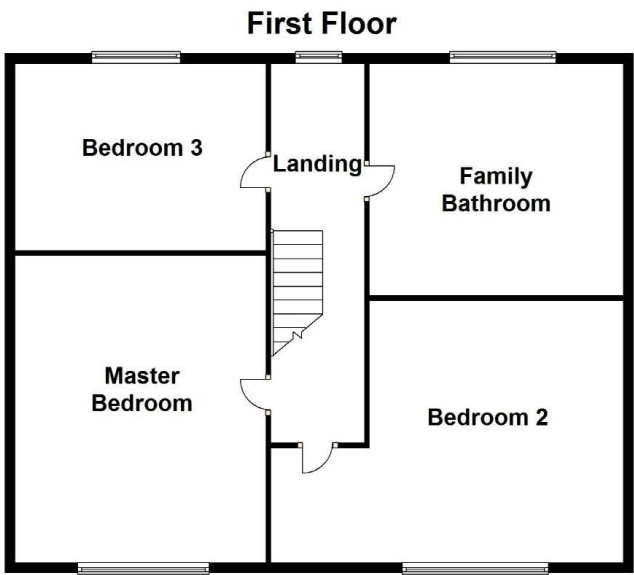
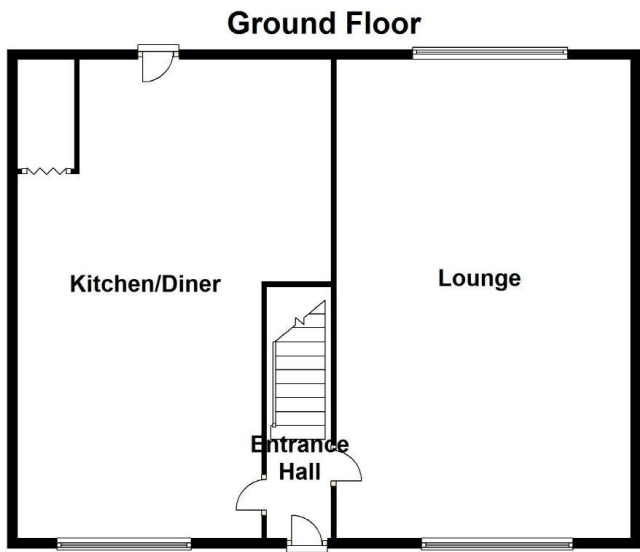




Wakefield  
01924 291294

Pontefract  
01977 798844

Horbury  
01924 260022

Ossett  
01924 266555

Normanton  
01924 899870



#### 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

## 26 Childs Road, Wakefield, WF2 0BS

For Sale Freehold £125,000

Well presented throughout to include a superb four piece house bathroom is this attractive three bedroom semi detached family home, boasting UPVC double glazing and gas central heating throughout.

The accommodation comprises of entrance hall, modern kitchen/diner, lounge with dual aspect, first floor landing, three well proportioned bedrooms and the spacious contemporary house bathroom. Outside, there are lawned gardens to the front and rear, the rear being of a particularly good size incorporating paved patio area. A shared driveway to the side provides access to a detached single garage.

The property is well placed for local amenities including shops and schools, with local bus routes travelling to and from Wakefield city centre. In addition, there is a easy access to the motorway network, ideal for the commuter wishing to work or travel further afield.

An ideal family home which deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

Front entrance door, wood laminate flooring, radiator, staircase to the first floor landing and doors to the modern kitchen/diner and spacious lounge.

KITCHEN/DINER

17' 3" x 11' 3" (5.28m x 3.44m) max  
A range of modern fitted wall and base units with laminate work surface over incorporating stainless steel sink and drainer, space for fridge/freezer, space for a dishwasher, plumbing for an automatic washing machine, integrated oven and grill, five ring gas hob with cooker hood above, tiled splash back, tile effect floor, radiator, pantry housing the boiler, UPVC double glazed window to the front and rear entrance door.

LOUNGE

11' 10" x 17' 3" (3.62m x 5.28m)  
Gas fire with an attractive full marble fire surround. Two UPVC double glazed windows on a dual aspect to the front and rear. Two radiators and wood laminate flooring.



FIRST FLOOR LANDING

UPVC double glazed window to the rear. Loft hatch and doors to three bedrooms and the superb contemporary four piece house bathroom.

MASTER BEDROOM

11' 2" x 8' 11" (3.42m x 2.73m)  
Fitted wardrobes to one wall, UPVC double glazed window to the front and radiator.



BEDROOM TWO

8' 7" x 7' 5" (2.64m x 2.28m) plus walk-in area  
UPVC double glazed window to the front and radiator.

BEDROOM THREE

7' 8" x 7' 11" (2.36m x 2.43m)  
UPVC double glazed window to the rear and radiator.

HOUSE BATHROOM/W.C.

9' 3" x 8' 6" (2.83m x 2.60m)  
Four piece white suite comprising of wash basin over vanity units, low flush w.c, panelled bath and corner shower cubicle with mixer shower. Fully tiled walls and floor, heated chrome towel radiator, recessed ceiling spotlights and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front of the property there is a pleasant enclosed lawned garden with plants bordering and pathway leading to the front entrance door. Whilst to the rear of the property there is a good sized attractive lawned incorporating a flagged patio area, well stocked with an array of plants and shrubs. A shared driveway to the side provides access to a detached single garage with up and over door.

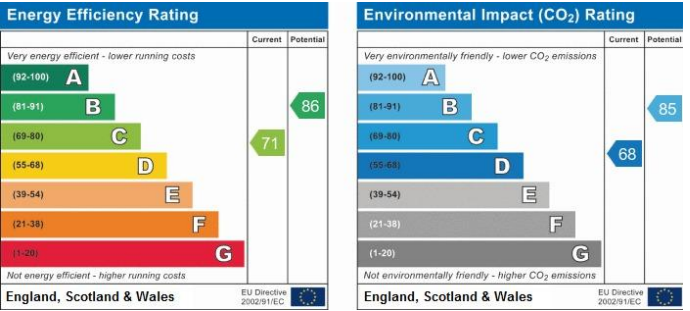


VIEWINGS

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.