



Wakefield
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Pontefract
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Horbury
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Normanton
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18 South Street, Havercroft, Wakefield, WF4 2EZ

For Sale Freehold £95,000

In need of some updating and modernisation however offering much potential is this three bedroom semi detached house, an ideal property for the first time buyer, young couple or the young family looking to gain access onto the property market. Boasting a conservatory to the rear and benefiting from UPVC double glazed windows and gas central heating.

The accommodation fully comprises of entrance hall, superb kitchen diner, lounge, conservatory, first floor landing, three bedrooms and bathroom/w.c. Outside there is a low maintenance garden to the front with a dropped kerb providing access for one vehicular parking. To the rear there is a pleasant lawned garden incorporating flagged patio areas and a detached timber framed garage, which could be used for a variety of purposes.

The property is well placed to local amenities including shops and schools. There are local bus routes nearby.

Offered for sale with no upward chain involved and immediate vacant possession upon completion, a viewing comes 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 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

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door, tiled floor, stairs to the first floor landing, door into the lounge, folding doors leading through to the superb modern fitted kitchen diner.

KITCHEN DINER

16' 0" x 10' 5" (4.89m x 3.19m)

Comprising a range of quality fitted modern wall and base units with feature granite work surface over incorporating Belfast style sink with mixer tap, space for cooker, space and plumbing for dishwasher, granite splash back, fully tiled floor, radiator, UPVC double glazed windows to the front and to the rear. Understairs storage. Folding doors into the utility area and door leading into the conservatory.



UTILITY AREA

Plumbing for washing machine, space for a fridge and a freezer.

LOUNGE

11' 3" x 16' 10" (3.45m x 5.14m)

Gas fire with tiled hearth, exposed wooden floorboards, UPVC double glazed window to the front, UPVC double glazed French doors to the rear, radiator, coving to the ceiling, door leading into the conservatory.



CONSERVATORY

8' 1" x 16' 4" (2.48m x 4.99m)

UPVC double glazed construction on a brick built base with French doors to the rear and radiator.

DOWNSTAIRS W.C. (WITHIN THE CONSERVATORY)

Low flush w.c., wash basin and fully tiled walls.

FIRST FLOOR LANDING

Laminate flooring, loft access via drop down ladder, UPVC double glazed window to the rear, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

10' 6" x 10' 11" (3.22m x 3.33m)

UPVC double glazed window to the front, radiator and laminate flooring.



BEDROOM TWO

10' 0" x 11' 9" (3.06m x 3.60m)

UPVC double glazed window to the front, radiator and laminate flooring. Door to the storage cupboard housing the combination boiler.

BEDROOM THREE

7' 10" x 8' 3" (2.39m x 2.54m)

UPVC double glazed window to the rear, coving to the ceiling, wood laminate flooring.

BATHROOM/W.C.

7' 5" x 4' 9" (2.28m x 1.46m)

Three piece suite comprising low flush w.c., wood panelled bath with electric shower over and wash basin. Fully tiled walls, radiator, exposed floorboards, UPVC double glazed frosted window to the rear.

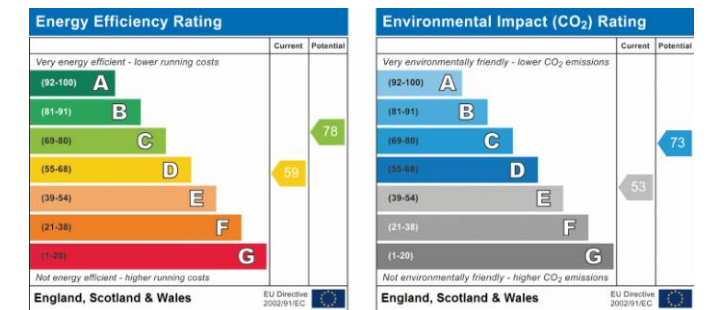
OUTSIDE

To the front there is a low maintenance garden area providing off road parking for a vehicles via drop kerb. To the rear there is a good size garden incorporating flagged area and lawn area, there is a detached garage, which could be used for a variety of purposes with concrete patio surface having pergola and timber framed summer house.



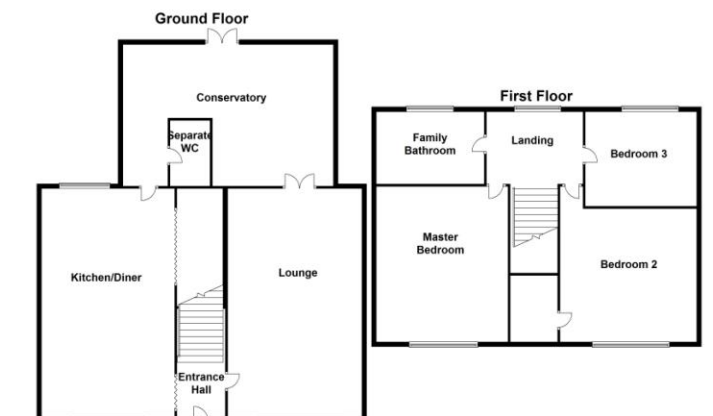
EPC RATING

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.



VIEWINGS

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