



Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



46 Sugar Lane, Wakefield, WF1 5LF

For Sale Freehold £135,000

A traditional three bedroom semi detached house with separate living and dining rooms, situated in this popular area within easy reach of the city centre and offering scope for cosmetic updating.

With a gas fired heating system and double glazed windows, the property is approached via a reception hall that leads through into a living room with a square bay window overlooking the front of the house. To the rear there is a separate dining room which leads through into the kitchen, extended to the rear. On the first floor there are two double bedrooms plus a further single bedroom and the house bathroom.

OPEN 7 DAYS A WEEK

Outside to the front the property has a lawned garden with mature borders and a gated drive. A paved area passes the side of the house and leads to a second driveway access of the neighbouring Welbeck Street which leads to the garage to the rear.

This interesting house is situated within easy reach of the shopping, schooling and recreational facilities of Wakefield city centre.

ACCOMMODATION

RECEPTION HALL

Double glazed front entrance door, window to the side, stairs to the first floor and central heating radiator.

LIVING ROOM

13' 1" x 10' 5" (4.0m x 3.2m) max

Window overlooking the front garden, central heating radiator, coved ceiling and feature tiled fireplace with a fitted gas fire.

DINING ROOM

12' 9" x 10' 5" (3.9m x 3.2m)

Window to the rear, fitted cupboards and a fitted gas fire.

KITCHEN

18' 0" x 11' 9" (5.5m x 3.6m) max

Fitted with a range of wooden fronted wall and base units with laminate worktops and a 1 1/2 bowl stainless steel sink unit. Four windows to the side and an external door to the side. Central heating radiator, plumbing for an automatic washing machine, space for an under counter fridge, electric cooker point.

FIRST FLOOR LANDING

Loft access point.

BEDROOM ONE

13' 1" x 10' 2" (4.0m x 3.1m) into bay

Window to the front, central heating radiator and built in storage cupboard.

BEDROOM TWO

10' 5" x 10' 2" (3.2m x 3.1m)

Window to the rear, central heating radiator and airing cupboard housing the hot water cylinder.

BEDROOM THREE

7' 2" x 5' 10" (2.2m x 1.8m)

Window to the front and central heating radiator.

HOUSE BATHROOM/W.C.

Fitted with a three piece suite comprising panelled bath with electric shower over, ceramic wash basin and low suite w.c. Fully tiled walls, obscured glazed window to the rear, central heating radiator.

OUTSIDE

To the front the property has a lawned garden with mature borders and driveway parking. A paved area extends by the side of the house to a second driveway approached from Welbeck Street which leads to the garage.

DIRECTIONS

Leave the centre of Wakefield in a southerly direction along A61 Marsh Way, at the roundabout continue onto Kirkgate, continue onto A638/Doncaster Road, before the cemetery turn right onto Sugar Lane where upon number 46 will be found on the right hand side and can be indicated by our for sale board.

VIEWINGS

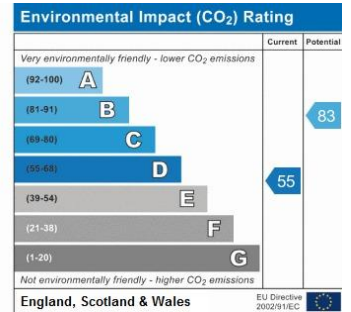
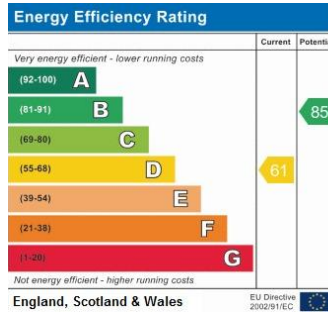
To view please contact our Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our five local offices.

LAYOUT PLANS

These floor plans are available to view online at www.richardkendall.co.uk



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