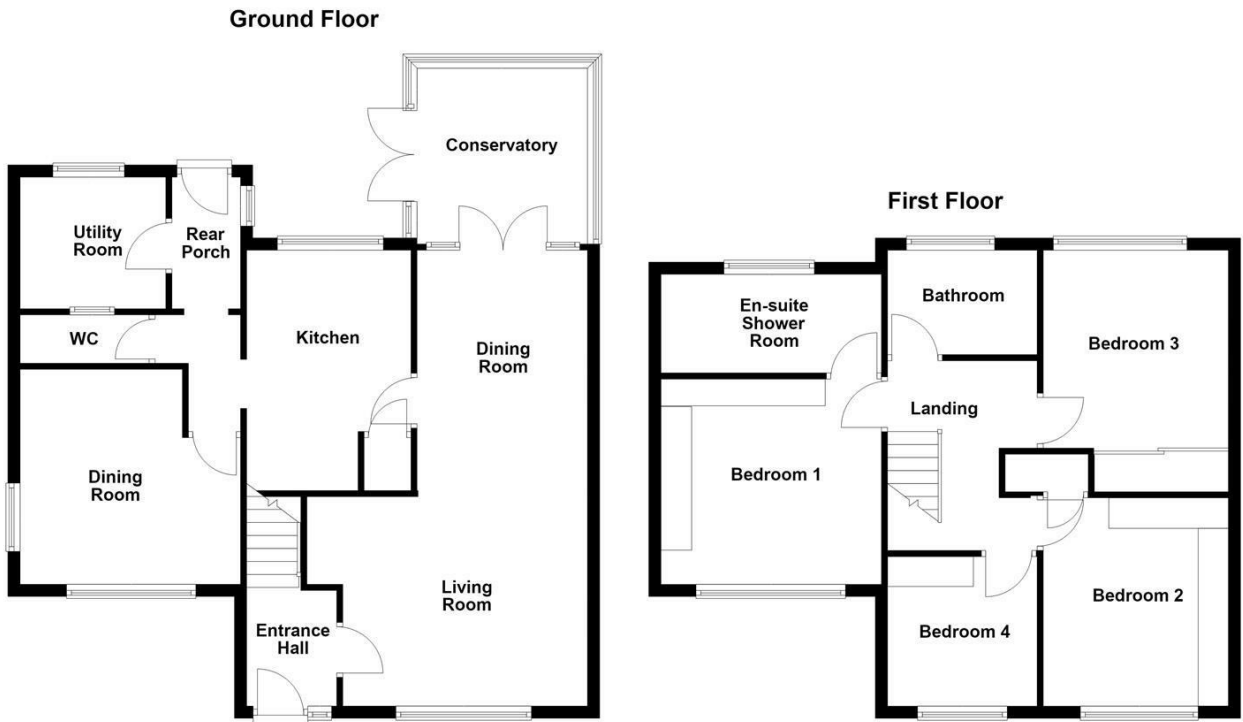




WAKEFIELD | OSSETT | HORBURY
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
01924 899 870 | 01977 798 844

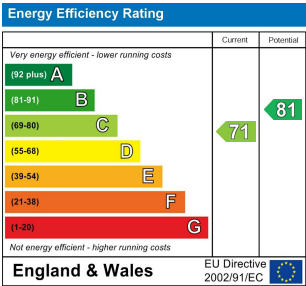


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



59 Hollingthorpe Avenue, Hall Green, Wakefield, WF4 3NN

For Sale Freehold £300,000

Enjoying a generous corner plot position is this extended four bedroom semi detached family home, offering spacious and versatile accommodation together with front, side and rear gardens, off road parking and a detached garage.

The ground floor provides a spacious living room opening into a dining area, a modern fitted high gloss kitchen, separate utility room, downstairs W.C., additional dining room and conservatory, creating excellent flexibility for family living and entertaining. To the first floor are four well proportioned bedrooms, all benefitting from fitted storage, together with a modern house bathroom. The principal bedroom also enjoys its own stylish en suite shower room. Externally, the property occupies a substantial corner plot with attractive lawned gardens to the front and side, mature planting and a driveway providing off road parking and access to the detached garage. To the rear is an enclosed low maintenance garden with tiered paved patio areas, planted borders, timber storage shed, water feature, outside lighting, power sockets and water connection.

The property is well placed for local amenities and schools, with convenient access to Newmillerdam Country Park and the M1 motorway network, making it an ideal location for those commuting further afield.

Only a full internal inspection will truly reveal the space, flexibility and quality this impressive family home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. Two frosted UPVC double glazed side panels overlooking the front aspect, central heating radiator and staircase with handrail providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM

152" x 132" [4.63 x 4.02]

UPVC double glazed window overlooking the front aspect. Two central heating radiators, dado rail and coving to the ceiling. Feature electric fire set on a tiled hearth with tiled inset and timber surround. Feature archway opening through into the dining area.



DINING AREA

130" x 91" [3.98m x 2.79m]

Central heating radiator, dado rail and coving to the ceiling. Timber double glazed French doors with glazed side panels providing access into the conservatory. Door leading through into the modern fitted kitchen.

KITCHEN

133" x 810" [4.06m x 2.70m]

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. One and a half bowl black sink and drainer with swan neck mixer tap. Range style cooker with five ring gas hob, stainless steel splashback and extractor hood above. Integrated full size dishwasher. Fully tiled flooring, inset spotlights to the ceiling and under-cabinet lighting. UPVC double glazed window overlooking the rear aspect. Built-in pantry cupboard and feature archway leading through into the rear porch.

REAR PORCH

Central heating radiator and fully tiled flooring. UPVC double glazed rear entrance door and UPVC double glazed window overlooking the side aspect. Three doors provide access into the utility room, downstairs W.C. and additional dining room.

UTILITY ROOM

79" x 71" [2.38m x 2.16m]

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing

machine, space for a tumble dryer and space for a freestanding fridge freezer. Fully tiled flooring, central heating radiator and loft access. Single glazed frosted timber framed window looking through to the downstairs W.C. and UPVC double glazed window overlooking the rear aspect.



CONSERVATORY

96" x 92" [2.92m x 2.80m]

UPVC double glazed windows to three sides and UPVC double glazed door opening onto the rear garden. Fully tiled flooring, power, lighting, ceiling fan and wall mounted electric fire.



DOWNSTAIRS W.C.

610" x 27" [2.09m x 0.81m]

Fitted with a low flush W.C. and wash basin with mixer tap set within a glazed vanity unit. Fully tiled walls, fully tiled flooring and central heating radiator. UPVC clad ceiling. Frosted internal window looking through to the utility room.

DINING ROOM

111" x 111" [3.64 x 3.40]

Two UPVC double glazed windows creating a dual aspect to the front and side elevations. Solid timber flooring and central heating radiator with decorative cover.

FIRST FLOOR LANDING

Loft access. Five doors provide access to four bedrooms and the modern house bathroom.

BEDROOM ONE

111" x 11" [3.64m x 3.39m]

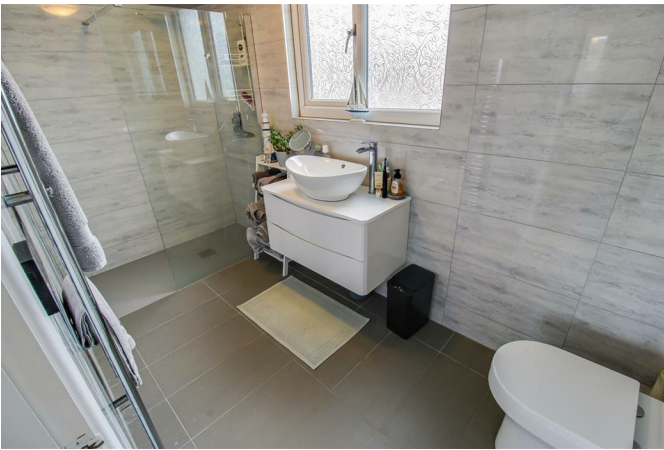
UPVC double glazed window overlooking the front elevation and central heating radiator. Range of fitted wardrobes and drawers providing excellent storage. Door leading into the en suite shower room.



EN SUITE SHOWER ROOM

118" x 53" [3.56m x 1.61m]

Electric underfloor heating. Fitted with a modern suite comprising low flush W.C., walk-in shower enclosure with fixed glazed screen, mixer shower and rainfall shower head, together with a large oval ceramic wash basin set above floating high gloss vanity drawers. Chrome ladder style heated towel radiator, fully tiled walls, fully tiled flooring and extractor fan. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO

115" x 110" [3.50m x 3.36m]

UPVC double glazed window overlooking the front elevation and central heating radiator. Range of fitted wardrobes and drawers to two walls. Door providing access into a useful storage cupboard with fitted shelving.



BEDROOM THREE

109" x 101" [3.28m x 3.08m]

UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted double wardrobe with mirrored sliding doors.



BEDROOM FOUR

85" x 71" [2.57m x 2.18m]

UPVC double glazed window overlooking the front elevation and central heating radiator. Fitted double wardrobe positioned over the bulkhead of the staircase.

HOUSE BATHROOM

710" x 57" [2.39m x 1.71m]

Fitted with a modern three piece suite comprising L-shaped panelled bath with matching curved glazed shower screen, mixer shower with rainfall shower head and separate shower attachment, concealed cistern low flush W.C. and wash basin with mixer tap set within a laminate work surface with high gloss vanity storage below. Fully tiled walls and flooring, UPVC clad ceiling, inset spotlights and chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the rear elevation.

OUTSIDE

Cast iron gate providing access onto a concrete pathway leading to the front entrance door. Attractive lawned front garden with planted borders to two sides. The lawn continues around the side of the property with mature hedging and planting, leading towards the driveway. Concrete driveway providing off road parking and leading to a single detached garage. The garage has a manual up and over door. A timber gate provides access into the enclosed rear garden. Low maintenance rear garden with paved patio arranged over two levels, providing an ideal setting for outdoor dining and entertaining. Large timber double shed with external double power socket. Raised planted border to one side and built-in water feature pond to the other. Outside lighting, additional external double power socket and water point connection. The garden is enclosed by timber panel fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR 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.

EPC RATING

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