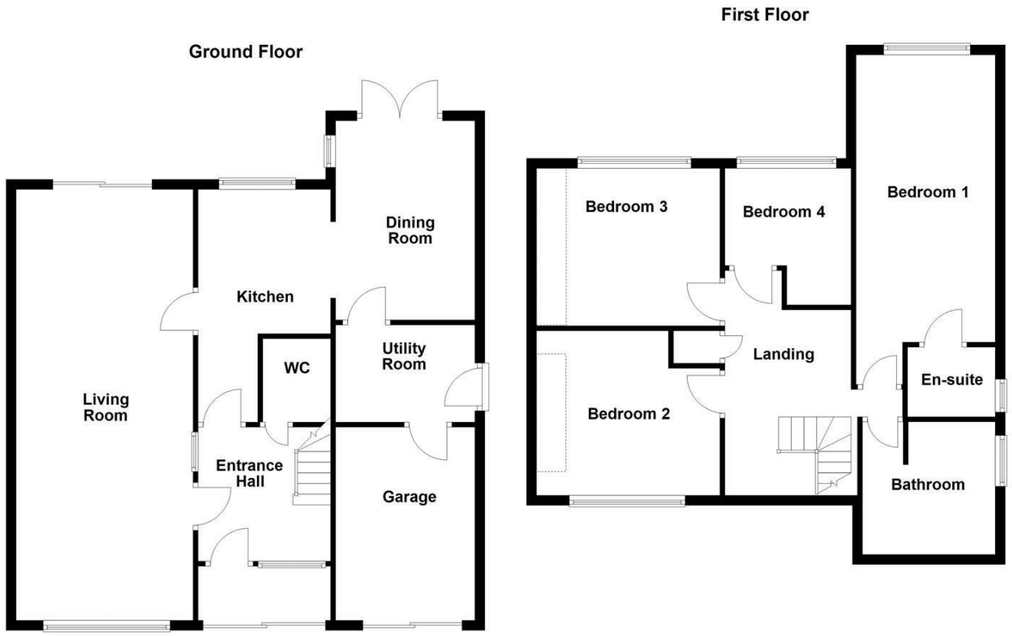
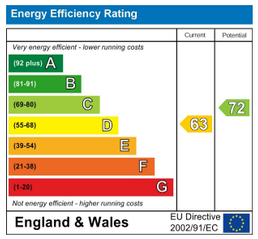


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

41 Field Lane, Wakefield, WF2 7RX

For Sale Freehold £310,000

This well presented and extended four bedroom semi detached family home is ideally situated in a sought after location in Wakefield, offering spacious and versatile accommodation throughout. The property boasts two well proportioned reception rooms, making this home perfectly suited to modern family living.

The accommodation briefly comprises a welcoming front porch leading into the entrance hall, which provides access to the first floor via a staircase. From here, there are openings to a convenient downstairs WC, a sizeable living room, and a well appointed kitchen fitted with a range of wall and base units. The kitchen flows seamlessly into the dining room, which in turn provides access to a useful utility room housing the gas combination Ideal boiler, along with a door to the side elevation. There is also internal access to the integral garage. To the first floor, the landing leads to four well-proportioned bedrooms, the main family bathroom featuring a four-piece suite, and an en suite shower room. There is also access to the loft space. Externally, the front elevation offers a gravelled driveway providing off street parking, complemented by raised shrub borders, a lawned area, and timber fencing, with access to the porch and garage. To the rear, the property enjoys a north east facing garden arranged over two tiers, comprising a flagged patio seating area and a lawn, all enclosed by timber fencing.

Further benefits include gas central heating and ample living space throughout. The property is ideally located close to a wide range of local shops and amenities, reputable schools including Cathedral School, and is within walking distance of Wakefield city centre. Thornes Park is also just a short distance away.

This fantastic home is perfectly suited to growing families and must be viewed to be fully appreciated.

ACCOMMODATION

ENTRANCE PORCH
Upon entering the property, there is a front porch with aluminium sliding doors, leading into the entrance hall via a timber door with a single frosted glazed side window facing the front elevation.

ENTRANCE HALL
The entrance hall features varnished original floorboards, a central heating radiator, and a staircase rising to the first floor landing. There are openings to the downstairs WC, the living room, and the kitchen.

LIVING ROOM
28'0" x 12'1" (8.54m x 3.69m)
A spacious living area with carpeted flooring, central heating radiator, and double glazed UPVC windows to the front elevation. The room features a multi fuel stove with a stone feature surround and double glazed UPVC sliding patio doors to the rear elevation. There is also an open flow into the kitchen.

KITCHEN
8'5" x 14'8" (2.59m x 4.48m)
Fitted with a range of wall and base units with laminate work surfaces and a breakfast bar. The kitchen includes an integrated double oven, electric hob with splashback and extractor fan, stainless steel sink with mixer tap and drainer, and space for an American style fridge freezer and a dishwasher/washing machine. There are double glazed UPVC windows to the rear elevation and lino flooring, with an opening into the dining room.

DINING ROOM
13'2" x 9'1" (4.02m x 2.77m)
With lino flooring, central heating radiator, and double glazed UPVC windows to the side elevation. UPVC patio doors provide access to the rear garden.

UTILITY ROOM
9'1" x 5'1" (2.79m x 1.55m)
Fitted with base units and laminate work surfaces, with space for a washing machine. The room has lino flooring, houses the Ideal gas combination boiler, and provides access to the garage and the side elevation.

GARAGE
10'1" x 18'4" (3.08m x 5.61m)
Benefiting from power and lighting, with a manual up-and-over door.

DOWNSTAIRS W.C.
5'7" x 5'3" (1.71m x 1.61m)
Featuring original floorboards, a wall mounted wash basin with tiled splashback, and a low flush WC.

FIRST FLOOR LANDING
With carpeted flooring, providing access to four bedrooms, the house bathroom, a storage cupboard (housing the hot water cylinder), and loft access.

BEDROOM ONE
18'6" x 9'1" (5.66m x 2.79m)
A spacious room with carpeted flooring, central heating radiator, double glazed UPVC windows, and access to the en suite shower room.

EN SUITE SHOWER ROOM
5'8" x 4'6" (1.73m x 1.39m)
Fitted with a pedestal wash basin with hot and cold taps, low flush WC, and a corner shower unit with electric shower. There is a frosted double glazed UPVC window to the side elevation and an extractor fan.

BEDROOM TWO
10'5" x 10'6" (3.20m x 3.21m)
A well proportioned room with varnished original floorboards, central heating radiator, double glazed UPVC windows to the front elevation, and fitted wardrobes.

BEDROOM THREE
9'6" x 9'10" (2.90m x 3.0m)
Featuring varnished original floorboards, fitted wardrobes, central heating radiator, and a double glazed UPVC window to the rear elevation.

BEDROOM FOUR
8'5" x 9'6" (2.58m x 2.91m)
With a central heating radiator, built in storage, and double glazed UPVC windows overlooking the rear garden.

BATHROOM
9'3" x 8'11" (2.82m x 2.72m)
A well appointed bathroom featuring tiled walls, a ladder style radiator, corner bath with mixer taps, low flush WC, pedestal wash basin, and a corner shower unit with electric shower. There is also a frosted double glazed UPVC window to the side elevation and an extractor fan.

OUTSIDE
To the front, there is a gravelled driveway providing off street parking, with raised shrub borders and a lawned area, as well as access to the front porch and integral garage. To the rear, the property offers a north east facing garden arranged over two tiers, with a flagged patio area and a lawn, all enclosed by timber 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.

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

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