Richard Kendall Estate Agent

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12 Haywood Road, Wakefield, WF1 4FP

For Sale Freehold £275,000

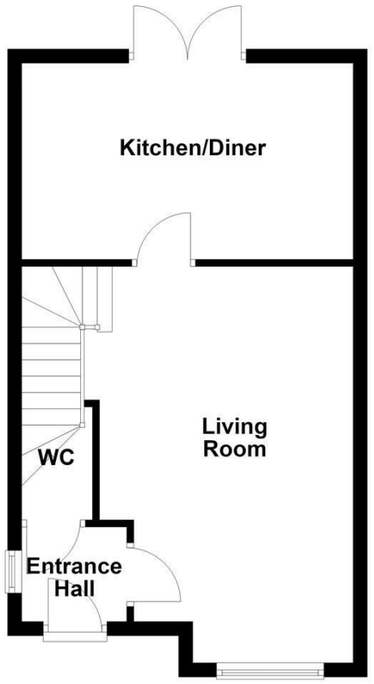
Nestled within the sought after City Fields development in Wakefield is this superbly presented modern three bedroom semi detached home. Offering well proportioned accommodation throughout, the property benefits from three good sized bedrooms, generous living space, front and rear gardens and off road parking.

The accommodation briefly comprises an entrance hall with access to the living room and downstairs W.C. The living room leads through to the kitchen diner, which is positioned to the rear and opens directly onto the garden. To the first floor are three bedrooms and the house bathroom, together with access via built in ladders to a boarded loft with electric light for extra storage from the landing. Externally, to the front is a lawned garden with slate borders and a block paved driveway providing off road parking for two vehicles. The rear garden is mainly laid to lawn with mature shrubbery, paved seating areas and space for outdoor seating, with timber fencing providing an enclosed setting.

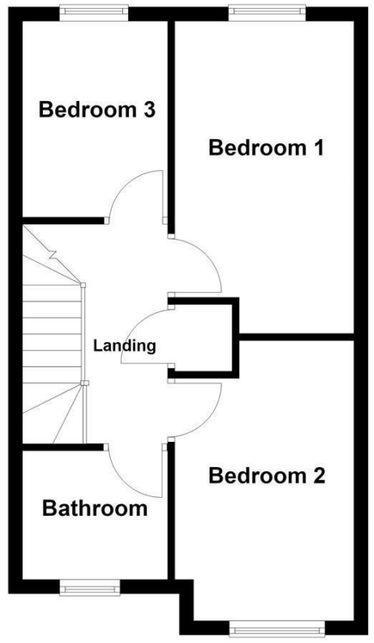
The property is well placed for a range of buyers including first time buyers, professional couples and small families. Local shops, schools and Pinderfields Hospital are all within easy reach. Regular bus services operate nearby, while Wakefield benefits from two railway stations providing wider connections including Leeds, Manchester and London. The M1 and M62 motorway networks are also within convenient reach for those travelling further afield.

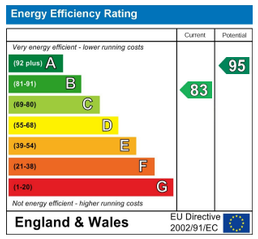
Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended.

Ground Floor



First Floor





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.



ACCOMMODATION

ENTRANCE HALL
1.50m x 1.35m

Composite front entrance door with frosted glazed panel leading into the entrance hall. UPVC double glazed window overlooking the side elevation. Central heating radiator. Doors provide access to the downstairs W.C. and living room.

DOWNSTAIRS W.C.
5'2" x 3'3" (1.60m x 1.00m)

Fitted with a concealed cistern low flush W.C. and pedestal wash basin with mixer tap. Half tiled walls. Central heating radiator, extractor fan and inset spotlight to the ceiling.

LIVING ROOM
5.62m x 4.72m

UPVC double glazed window overlooking the front elevation. Central heating radiator. Staircase providing access to the first floor landing. Door leading through into the kitchen diner.



KITCHEN DINER
15'5" x 9'2" (4.70m x 2.80m)

UPVC double glazed French doors opening onto the rear garden. Central heating radiator and inset spotlights to the ceiling. Fitted with a modern range of wall and base units with laminate work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks and under-cabinet lighting. Four ring Zanussi gas hob with stainless steel Zanussi extractor hood above. Integrated Zanussi oven, integrated Zanussi dishwasher, integrated fridge freezer and integrated Zanussi washing machine. Ideal boiler housed within the kitchen.

FIRST FLOOR LANDING
9'10" x 6'10" (3.02m x 2.10m)

Loft access and useful storage cupboard. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
12'10" x 8'3" (3.92m x 2.52m)

UPVC double glazed window overlooking the rear elevation. Central heating radiator. Fitted wardrobes with mirrored sliding doors.



BEDROOM TWO
11'8" x 8'3" (3.56m x 2.52m)

UPVC double glazed window overlooking the front elevation. Central heating radiator. Fitted wardrobes.



BEDROOM THREE
9'1" x 6'10" (2.77m x 2.10m)

UPVC double glazed window overlooking the rear elevation. Central heating radiator. Decorative wall panelling.



HOUSE BATHROOM
6'9" x 6'2" (2.08m x 1.90m)

Frosted UPVC double glazed window overlooking the front elevation. Fitted with a concealed cistern low flush W.C., wall mounted wash basin with mixer tap and panelled bath with mixer tap. Mains fed overhead shower with separate shower attachment and glazed shower screen. Half tiled walls. Central heating radiator, extractor fan and inset spotlights to the ceiling.



OUTSIDE
To the front is a lawned garden with slate borders and paved pathway leading to the entrance. A block paved driveway provides off road parking for two vehicles. Outisde plug. To the rear is a mainly lawned garden with mature shrubbery. Paved pathway and patio area provide space for outdoor dining and entertaining. A metal shed., and the garden is fully enclosed by timber fencing, making it suitable for both children and pets.

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.