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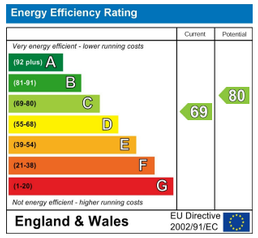
For Sale Freehold Offers Over £300,000

Proudly introduced to the market is this spacious and extended four bedroom semi detached family home, situated in a sought after residential location. Offering well proportioned accommodation throughout, the property boasts far reaching countryside views, generous reception space and a substantial enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall with staircase rising to the first floor and access into the spacious living room, featuring French doors opening directly onto the rear garden. The fitted kitchen benefits from a range of integrated appliances and leads through to a separate dining room, providing an excellent space for family meals and entertaining. A useful utility room offers space for laundry appliances and access to a convenient downstairs WC, together with internal access into the integral garage, which benefits from power, lighting, a manually operated door and houses the Ideal gas combination boiler. To the first floor, the landing provides loft access and leads to four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary three piece en suite shower room, while bedroom two is a generous double enjoying far reaching countryside views to the front. Bedrooms three and four are both single rooms with useful storage, complemented by a modern three piece family bathroom. Externally, the property benefits from a tarmac driveway to the front, providing off road parking and access to the integral garage, together with a small lawned garden. To the rear is a particularly generous and fully enclosed garden, predominantly laid to lawn with an extensive paved patio area, ideal for outdoor dining and entertaining. The garden also benefits from a carport, an additional detached garage with a manually operated door and an impressive two storey playhouse with power and lighting. This is ideal for storage, as there is no vehicular access to the garage. The substantial plot offers excellent outdoor space for families, together with potential for further extension to the rear, subject to the necessary planning permissions and consents.

Situated within a popular residential area of Wakefield, the property is conveniently positioned for a range of local shops, schools and everyday amenities, with regular public transport connections and easy access to the motorway network. The nearby countryside provides attractive walking opportunities, while the far reaching views further enhance the appeal of this desirable family home.

Offering an excellent combination of spacious accommodation, generous gardens, versatile outbuildings and attractive countryside views, this extended family home presents a wonderful opportunity for a range of buyers. An early internal viewing is highly recommended to fully appreciate the space, potential and superb setting this property has to offer.



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
UPVC entrance door leading into the entrance hall. LVT flooring, central heating radiator and staircase providing access to the first floor landing. Openings lead through into the lounge and kitchen.

LOUNGE
18'8" x 11'1" (5.71m x 3.39m)
UPVC double glazed window overlooking the front elevation. LVT flooring, central heating radiator and feature gas fireplace with decorative surround. UPVC double glazed French doors open directly onto the rear garden.

KITCHEN
11'9" x 9'9" (3.60m x 2.99m)
Fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap, four ring gas hob with splashback and extractor hood above, integrated double oven and integrated fridge. Built in dishwasher, UPVC double glazed window overlooking the rear elevation and laminate flooring. Access through into the dining room and utility room.



DINING ROOM
7'6" x 5'6" (2.30m x 1.68m)
UPVC double glazed window overlooking the front elevation. Vinyl flooring and central heating radiator.

UTILITY ROOM
6'1" x 5'6" (1.86m x 1.69m)
Vinyl flooring and central heating radiator. Space and plumbing for a washing machine and space for a tumble dryer. UPVC entrance door providing access to the rear garden. Internal access into the integral garage and downstairs W.C.

W.C.
5'7" x 5'1" (1.71m x 1.56m)
Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with hot and cold taps and tiled splashback. Vinyl flooring and frosted UPVC double glazed window overlooking the side elevation.

INTEGRAL GARAGE
16'0" x 8'11" (4.89m x 2.73m)
Manual up and over door with power and lighting. Ideal gas fired combination boiler housed within the garage. Space and plumbing for a fridge freezer.

FIRST FLOOR LANDING
Carpeted flooring, loft access and UPVC double glazed window overlooking the rear elevation. Doors provide access to four bedrooms (two doubles) and the house bathroom.

BEDROOM ONE
12'7" x 10'1" (3.86m x 3.09m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring and central heating radiator.



BEDROOM TWO
9'5" x 8'10" (2.89m x 2.70m)
UPVC double glazed window. Carpeted flooring, central heating radiator and useful overstairs storage cupboard.



BEDROOM THREE
8'4" x 7'0" (2.55m x 2.15m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring, central heating radiator and useful storage cupboards.

BEDROOM FOUR
12'11" x 8'11" (3.96m x 2.72m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring, central heating radiator and range of fitted wardrobes. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
8'10" x 4'5" (2.71m x 1.37m)
Fitted with a suite comprising low flush W.C., pedestal wash basin with hot and cold taps and walk-in shower enclosure with electric shower and separate shower attachment. Fully tiled walls, vinyl flooring, central heating radiator and extractor fan. Frosted UPVC double glazed window overlooking the rear elevation.



BATHROOM/W.C.
7'11" x 6'0" (2.43m x 1.84m)
Vanity unit, vinyl flooring, panelled bath with hot and cold taps with shower head attachment and a mixer tap, vanity unit with mixer tap and UPVC frosted double glazed window facing the rear elevation and tiling from floor to ceiling.



OUTSIDE
To the front is a tarmac driveway providing off road parking together with a low maintenance lawned and gravelled area. The driveway provides access to the integral garage and front entrance. To the rear is an enclosed garden incorporating a lawned area and flagged patio seating space. There is also a covered carport style area and timber fencing to the boundaries. A concrete built detached garage provides further useful parking for a bicycle (no vehicular access) or storage. The rear garden enjoys a north easterly aspect.



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 Ossett 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.