



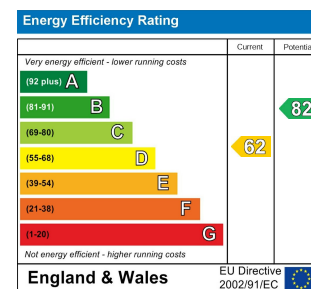
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**MORTGAGES**

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,

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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.



**620 Leeds Road, Wakefield, WF1 2LT**

**For Sale Freehold £400,000**

Situated in Outwood is this superbly presented and recently extended four bedroom semi detached property boasting generously proportioned accommodation with two reception rooms, many original features and front and rear gardens.

The property briefly comprises an entrance vestibule leading to the inner hallway, access down to the cellar, downstairs w.c., family room, living room, dining room and kitchen/breakfast room. The first floor landing leads to four double bedrooms (with bedroom one boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front the garden is accessed via a timber gate leading to the lawned garden with pebbled patio area, perfect for outdoor entertaining with a paved pathway leading to the front door. To the rear the garden is low maintenance, mainly an artificial lawn, fully enclosed by walls and timber fencing.

This property is ideally located for all local shops and amenities and on an ideal bus route for those wishing to travel to Wakefield or Leeds city centre. The M1 motorway is only a short distance away, perfect for those looking to commute further afield. Easy walking distance to schools as well as Outwood railway station.

This property has been finished to an extremely high standard and would make a fantastic family home and a viewing is highly recommended.



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#### ACCOMMODATION

##### ENTRANCE VESTIBULE

5'11" x 4'4" (1.81m x 1.33m)

Timber framed front door leading into the entrance vestibule. Coving to the ceiling, picture rail and frosted windows and door leading to the inner hallway.



##### HALLWAY

24'0" x 5'11" (7.34m x 1.81m)

Access down to the cellar, central heating radiator, coving to the ceiling, picture rail, stairs to the first floor landing and to the family room, living room, kitchen/breakfast room and downstairs w.c.

##### CELLAR

14'2" x 13'11" (max) x 9'1" (min) [4.32m x 4.25m (max) x 2.78m (min)]

Hallway (4.32m x 1.86m max x 0.88m) leading to main cellar room, currently used as a utility/laundry space. Power and light, with space, plumbing and drainage for a washing machine, UPVC double glazed window to the side and door to a further store room housing the combination boiler.

##### FAMILY ROOM

23'9" x 17'2" (max) x 4'4" (min) [7.24m x 5.25m (max) x 1.34m (min)]

Coving to the ceiling, ceiling rose, picture rail, central heating radiator and UPVC double glazed sash bay windows to the front.

##### LIVING ROOM

13'11" x 12'9" (4.26m x 3.91m)

Open fireplace with tiled hearth, exposed brick surround and wooden mantle. Coving to the ceiling, ceiling rose and central heating radiator. Open plan aspect to the dining room.



##### W.C.

3'2" x 2'4" (0.97m x 0.73m)

Low flush w.c., wash basin and partial tiling.

##### KITCHEN/BREAKFAST ROOM

10'10" x 14'11" (max) x 13'4" (min) [3.31m x 4.57m (max) x 4.07m (min)]

Range of wall and base units with oak work surface over, central island with breakfast bar and oak work surface over and ceramic Belfast sink with boiling water and mixer tap. Anthracite column central heating radiator, spotlights to the ceiling, space and plumbing for a Range style cooker, integrated wine cooler, integrated dishwasher and integrated fridge/freezer. UPVC double glazed window to the rear, an open plan aspect to the dining area.

##### DINING AREA

14'2" x 8'0" (4.33m x 2.46m)

Anthracite column central heating radiator, floor to ceiling UPVC double glazed window to the rear, UPVC side door, spotlights to the ceiling and large pitched roof lantern.

##### FIRST FLOOR LANDING

Coving to the ceiling, picture rail, central heating radiator, fitted storage and doors to four bedrooms and the house bathroom. Access through loft hatch to partially boarded extensive loft space, with drop down ladder.

##### BEDROOM ONE

14'0" x 14'5" (max) x 5'1" (min) [4.27m x 4.4m (max) x 1.56m (min)]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, picture rail and frosted glass door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

6'10" x 4'7" (2.09m x 1.4m)

Low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with overhead shower attachment and glass shower screen. Coving to the ceiling, picture rail and extractor fan.



##### BEDROOM TWO

14'2" x 10'10" (max) x 7'4" (min) [4.34m x 3.31m (max) x 2.24m (min)]

Coving to the ceiling, picture rail, central heating radiator, UPVC double glazed sash windows to the front and decorative cast iron fireplace with tiled hearth, surround and mantle.



##### BEDROOM THREE

10'9" x 9'1" (3.28m x 2.78m)

Central heating radiator, coving to the ceiling, picture rail, UPVC double glazed sash window to the front.

##### BEDROOM FOUR

10'11" x 7'10" (max) x 6'9" (min) [3.33m x 2.41m (max) x 2.07m (min)]

Central heating radiator, UPVC double glazed window to the side.

##### BATHROOM/W.C.

7'10" x 6'7" (2.4m x 2.02m)

UPVC double glazed frosted window to the side with secondary glazing, coving to the ceiling, column central heating radiator with towel rail, high flush w.c., roll top bath with mixer tap and glass wash basin built onto a timber unit with mixer tap.



##### OUTSIDE

To the front of the property the garden is laid to lawn incorporating a pebbled patio area, ideal for outdoor entertaining, fully enclosed by walls and timber fencing with a timber gate. To the rear the garden is low maintenance, mainly an artificial lawn, fully enclosed by walls and 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.

##### 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.