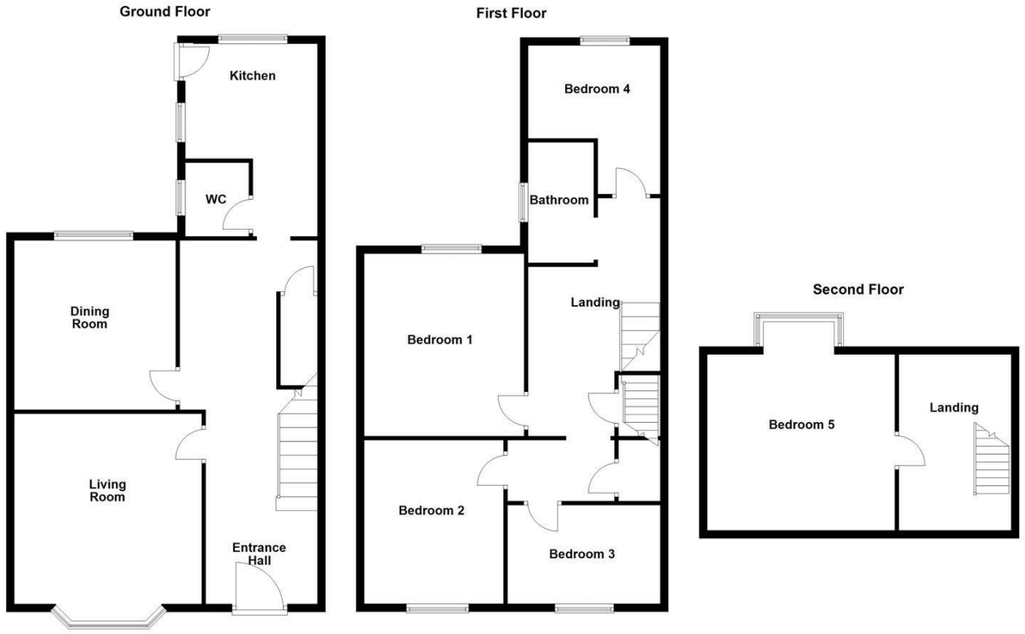

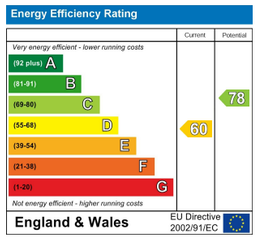

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

44 Barnsley Road, Wakefield, WF1 5NW

For Sale Freehold £295,000

Occupying a prominent position set back from the main road, this substantial five bedroom detached family home offers generous and versatile accommodation arranged over three levels. The property benefits from gas central heating, predominantly double glazing, and well proportioned living spaces throughout.

The accommodation briefly comprises an entrance hall, lounge, separate dining room, kitchen, ground floor W.C., and access to a cellar. To the first floor are four bedrooms and a main house bathroom. A further staircase leads to the second floor, where there is a full landing and a spacious fifth bedroom. Externally, the property offers gardens to both the front and rear, providing pleasant outdoor space suitable for family use.

Ideally located for local amenities, the home is within easy reach of shops, schools, bus routes, the town centre, and train station, making it particularly convenient for commuters.

Offered to the market with no onward chain, this impressive family home must be viewed early to fully appreciate the space and accommodation on offer. Early viewing is strongly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the entrance hallway, which benefits from a radiator and decorative panelling. Doors lead to the living room, dining room and kitchen with stairs providing access to the cellar and the first floor.

LIVING ROOM
15'3" x 15'7" (4.66m x 4.76m)
Double glazed timber framed bay window to the front, coving to the ceiling, central heating radiator and an open gas fire set within a tiled back and hearth with a wooden surround.

DINING ROOM
13'10" x 13'10" (4.22m x 4.24m)
Double glazed window to the rear, central heating radiator, coving to the ceiling, gas fire featuring a marble back and hearth with wooden surround.

KITCHEN
18'5" x 11'1" (max) x 5'4" (min) (5.63m x 3.39m (max) x 1.64m (min))
UPVC double glazed windows to the rear and side, UPVC door providing external access, door leads to the separate W.C, central heating radiator, spotlights. Fitted with a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink with drainer and mixer tap. Integrated appliances include an oven, grill, and four ring gas hob with stainless steel extractor hood above. There is plumbing for a washing machine and space for a fridge/freezer.

DOWNSTAIRS W.C.
5'0" x 6'1" (1.54m x 1.87m)
Frosted UPVC double glazed window to the side, central heating radiator. Comprising a low flush W.C. and a wash hand basin.

FIRST FLOOR LANDING
Central heating radiator, access to four bedrooms and the bathroom. There is also an additional half landing area with storage beneath the stairs and further doors leading to stairs to the second floor landing.

BEDROOM ONE
10'8" x 13'5" (3.27m x 4.10m)
Timber framed double glazed window to the front and a central heating radiator.

BEDROOM TWO
8'11" x 9'8" (2.72m x 2.97m)
Double glazed timber framed window to the front and a central heating radiator.

BEDROOM THREE
14'0" x 14'2" (4.27m x 4.32m)
Double glazed window to the rear, central heating radiator, fitted wardrobes positioned within the chimney breast recess.

BATHROOM
6'1" x 11'0" (1.86m x 3.37m)
Frosted UPVC double glazed window to the side, heated towel rail. Fitted with a panelled bath, pedestal wash hand basin, and a low flush W.C., shower enclosure with mixer shower and tiled surrounds.

BEDROOM FOUR
10'10" x 9'9" (max) x 7'0" (min) (3.32m x 2.98m (max) x 2.15m (min))
UPVC double glazed window to the rear, central heating radiator.

SECOND FLOOR LANDING
Stairs lead from the first floor landing to the second floor landing, which provides access to the eaves and bedroom five.

BEDROOM FIVE
13'11" x 14'7" (4.25m x 4.45m)
Double glazed window to the rear, central heating radiator.

OUTSIDE
To the front of the property there is a lawned buffer garden with a paved pathway to the front entrance door. To the rear of the property the garden is mainly laid to lawn with a paved pathway and seating area and being fully enclosed by walls and timber fencing, making it ideal for pets and children.

COUNCIL TAX BAND
The council tax band for this property is B.

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.