



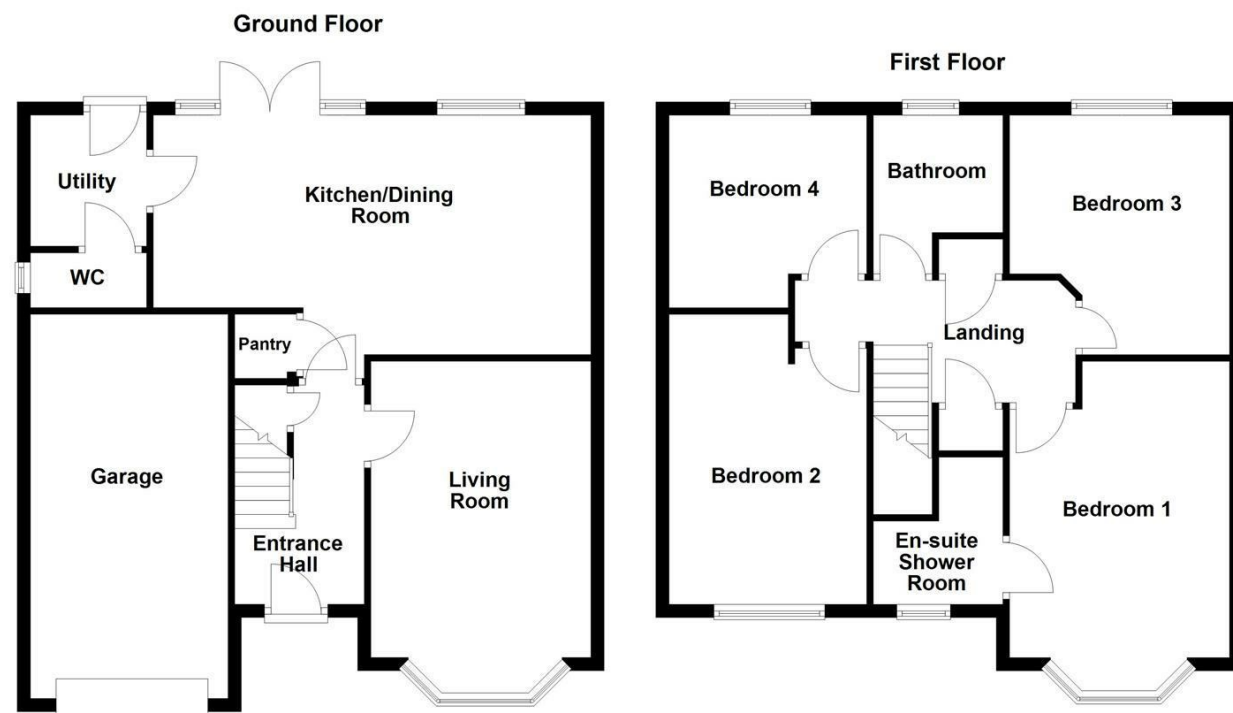
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## 12 Swithens Close, Wakefield, WF1 4GB

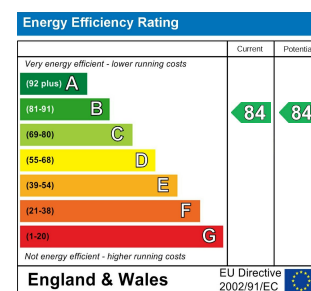
For Sale Freehold £398,000

Situated in the sought after City Fields development is this superbly presented four bedroom detached family home. Offering well proportioned accommodation throughout, the property benefits from four good sized bedrooms, generous reception space, off road parking, a garage and an attractive tiered rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and access to both the living room and kitchen dining room. The kitchen dining room benefits from a pantry cupboard and provides access to the utility room and rear garden, with the utility also leading to a downstairs WC. To the first floor, the landing provides loft access, two storage cupboards and doors leading to four bedrooms and the house bathroom. Bedroom one benefits from en suite shower facilities. Externally, the front garden is laid to lawn with wood chipped and planted borders, alongside a tarmac driveway providing off road parking for two vehicles and access to the single integral garage with up and over door, power, lighting and an EV charging point. The rear garden is tiered and predominantly lawned, featuring planted beds with railway sleeper borders and a lower level porcelain paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and fencing, making it suitable for both pets and children.

City Fields is a highly regarded development, particularly appealing to families and professionals. Local shops, schools and amenities are close by, with a wider range available in Wakefield city centre. Regular bus routes serve the area, and Wakefield benefits from two train stations providing links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible, and the property is conveniently located for Pinderfields Hospital.

Only a full internal inspection will reveal all that this impressive home has to offer. Early viewing is highly recommended.



### 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.

### 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\*

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

A composite front door with frosted glass pane leads into the entrance hall. Central heating radiator, stairs to the first floor with understairs storage, and doors through to the living room and kitchen dining room.

### LIVING ROOM

16'4" x 10'8" [max] x 5'10" [min] [5.00m x 3.26m [max] x 1.80m [min]]  
UPVC double glazed window to the front and central heating radiator.



### KITCHEN DINING ROOM

21'6" x 13'1" [max] x 9'10" [min] [6.56m x 4.00m [max] x 3.02m [min]]  
The kitchen is fitted with a range of modern wall and base units with laminate work surface over, stainless steel 1.5 sink and drainer with mixer tap, four ring gas hob with partial stainless steel splashback and extractor above, integrated double oven, integrated dishwasher and

integrated fridge freezer. Spotlights to the ceiling, central heating radiator, door to the utility, door to a pantry cupboard, UPVC double glazed window to the rear and a set of UPVC double glazed French doors leading out to the rear garden.

### UTILITY ROOM

5'9" x 6'6" [1.77m x 2.00m]  
Composite rear door with frosted glass pane, door through to the downstairs W.C., central heating radiator and extractor fan. Fitted base units with laminate work surface over, stainless steel sink and drainer with mixer tap, and space and plumbing for a washing machine.



### W.C.

5'9" x 3'0" [1.77m x 0.93]  
Frosted UPVC double glazed window to the side, central heating radiator, low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback.

## FIRST FLOOR LANDING

Loft access, central heating radiator and access to storage cupboards, one housing the water tank. Doors leading to four bedrooms and the house bathroom.

### BEDROOM ONE

14'6" x 10'9" [max] x 5'6" [min] [4.42m x 3.28m [max] x 1.70m [min]]  
UPVC double glazed bay window to the front, central heating radiator, door through to the en suite shower room and a range of fitted wardrobes.



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

6'6" x 7'1" [max] x 4'1" [min] [2.00m x 2.17m [max] x 1.26m [min]]  
Extractor fan, chrome towel radiator, frosted UPVC double glazed window to the front, low flush W.C., wall mounted wash basin with mixer tap and shower cubicle with mains fed shower and glass screen, with tiling.



### BEDROOM TWO

9'10" x 13'2" [max] x 11'10" [min] [3.00m x 4.02m [max] x 3.62m [min]]  
UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes.

### BEDROOM THREE

10'9" x 12'0" [max] x 7'10" [min] [3.28m x 3.66m [max] x 2.41m [min]]  
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

### BEDROOM FOUR

9'6" x 9'10" [max] x 7'10" [min] [2.92m x 3.02m [max] x 2.41m [min]]  
UPVC double glazed window to the rear and central heating radiator.

## HOUSE BATHROOM/W.C.

6'7" x 7'10" [max] x 5'10" [min] [2.02m x 2.41m [max] x 1.78m [min]]  
Frosted UPVC double glazed window to the rear, central heating radiator, chrome towel radiator, extractor fan, low flush W.C., wall mounted wash basin with mixer tap and panelled bath with mixer tap, mains fed shower attachment, glass screen and tiled surround.



## OUTSIDE

To the front, the property has wood chip beds with planted features and lawned areas, along with a tarmac driveway providing off road parking for two vehicles, leading to a single integral garage with up and over door, power, lighting and EV charging point. To the rear, the garden is tiered with a lower porcelain paved patio area, ideal for outdoor dining and entertaining, and an upper lawned area with railway sleeper borders and planted beds. The garden is fully enclosed by timber fencing, making it ideal for both pets and children.



## COUNCIL TAX BAND

The council tax band for this property is E.

## 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.