



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



1 Westfield Park, Wakefield, WF1 3RP

For Sale Freehold Guide Price £675,000

Situated in a sought after area this property is generously proportioned four bedroom detached family home with spacious accommodation spanning over three levels, modern fitted bathrooms, off road parking and attractive good sized garden.

The property briefly comprises of entrance vestibule leading to the entrance hall providing access to the living room, downstairs w.c., study, dining room, kitchen/breakfast room and utility. The first floor landing leads to three bedrooms [bedroom one boasting walk in wardrobe and en suite bathroom], four piece bathroom/w.c. and additional shower room/w.c. A further set of stairs lead to a further bedroom located on the second floor. The principal gardens are situated at the front with a good sized lawned garden with a stone paved patio area, perfect for outdoor dining and entertaining with steps leading to the front door. To the rear is a block paved driveway providing off road parking for several vehicles leading to the double detached garage.

Situated only a stones throw away from Wakefield city centre, the property is well placed to local amenities including shops with local bus routes nearby. The property is ideally located for local schools with Queen Elizabeth Grammar School located just behind the property. There is good access to the motorway network with junction 41 of the M1 only a short drive away, as well as Wakefield Westgate and Wakefield Kirkgate train stations nearby.

Simply a stunning home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

IMPORTANT NOTE TO PURCHASERS

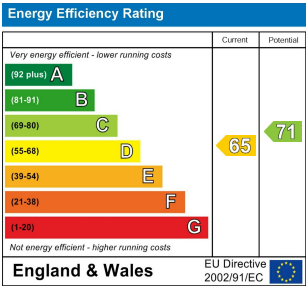
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

