



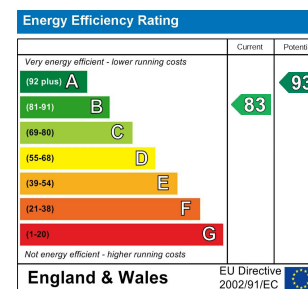
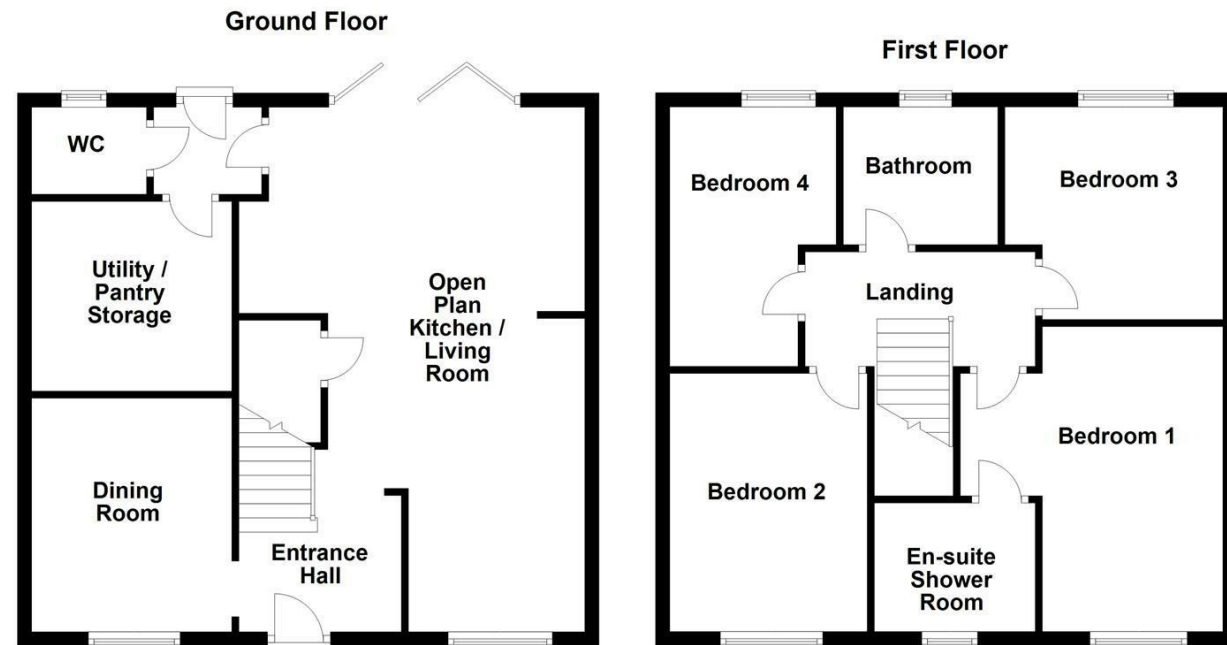
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.

97 Littlewood Crescent, City Fields, Wakefield, WF1 5FH

For Sale Freehold Guide Price £330,000

Situated in the sought after City Fields development in Wakefield is this four bedroom detached home, superbly presented throughout with tasteful decoration the property benefits from four good size bedrooms, an attractive open plan kitchen living area and a landscaped enclosed rear garden.

The accommodation fully comprises entrance hall, open plan kitchen living area, with bi-folding doors to the rear, dining room, rear hallway, downstairs w.c. and utility room/pantry. To the first floor landing there is access to the loft, four bedrooms and the house bathroom/w.c. Bedroom one benefits from en suite shower room facilities. The dining room and utility room were originally the garage and has been converted to create further accommodation. To the front of the property the garden is laid to lawn incorporating a tarmac driveway providing off road parking for two vehicles. To the rear there is an attractive landscaped rear garden incorporating two paved patio areas, composite decked patio area along with pebbled and planted features. An artificial lawn area, enclosed by walls and timber fencing.

Located nearby to lovely woodland walks towards Heath, the property is ideally located for commuting into Wakefield, Normanton and Pontefract town centres. For those looking to commute further afield the M62/M1 motorway network is a short drive away.

This property would make an ideal purchase for a range of buyers looking in the City Fields area, especially families as the good size and ideal location would make the perfect purchase and only a full internal inspection will truly show what is to offer at this quality home and so an early viewing is highly advised to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL

6'3" x 7'6" [1.93m x 2.29m]

Composite front entrance door with frosted pane, stairs to the first floor landing, central heating radiator, opening to the open plan kitchen/living room and an open to the dining room.

DINING ROOM

9'4" x 10'6" [2.86m x 3.22m]

UPVC double glazed window to the front. The dining room was previously the garage and has been converted into further accommodation.



OPEN PLAN KITCHEN LIVING ROOM

24'1" x 16'0" max x 8'1" min [7.36m x 4.9m max x 2.48m min]

Set of bi-folding doors leading to the rear garden, access to

understairs storage cupboard, door to the rear hallway, UPVC double glazed window to the front, central heating radiator. The kitchen is modern and has a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring induction hob with partial stainless steel splashback and extractor hood over. Integrated oven and microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine. Centralised island in a breakfast bar style with base units and Quartz work surface over.



REAR HALLWAY

Composite door with double glazed pane leading to the rear garden, central heating radiator, door to the downstairs w.c. and utility/pantry storage.

DOWNSTAIRS W.C.

5'4" x 3'10" [1.65m x 1.17m]

Frosted UPVC double glazed window to the rear, low flush w.c., wall mounted wash basin with mixer tap, central heating radiator, partial tiling, extractor fan.

UTILITY/PANTRY STORAGE

8'10" x 9'9" [2.7m x 2.98m]

This room is the remainder of the garage conversion. Space for

an American style fridge freezer, a range of fitted shelving units, Baxi boiler, power and light.

FIRST FLOOR LANDING

Loft access, central heating radiator, doors to the bedrooms and the house bathroom/w.c.

BEDROOM ONE

14'0" x 12'5" max x 8'5" min [4.29m x 3.8m max x 2.57m min]

Door to the en suite shower room/w.c. Set of fitted wardrobes with sliding partial mirrored doors, central heating radiator, UPVC double glazed window to the front, partial decorative panelling to the walls.



EN SUITE SHOWER ROOM/W.C.

7'3" x 5'0" max x 3'9" min [2.21m x 1.54m max x 1.16m min]

UPVC double glazed frosted window to the front, central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with mains fed shower head attachment and shower screen, partial tiling.

BEDROOM TWO

9'11" x 11'10" [3.03m x 3.61m]

UPVC double glazed window to the front, central heating radiator, set of fitted wardrobes with sliding partially mirrored doors.

BEDROOM THREE

9'10" x 10'10" max x 8'8" min [3.01m x 3.31m max x 2.65m min]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM FOUR

12'0" x 7'8" max x 6'0" min [3.68m x 2.36m max x 1.84m min]

UPVC double glazed window to the rear, central heating radiator.

BATHROOM/W.C.

6'1" x 7'2" [1.86m x 2.19m]

Frosted UPVC double glazed window to the rear, central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with mixer tap and mains fed shower head attachment with shower screen, partially tiled.

OUTSIDE

To the front of the property, the garden is laid to lawn incorporating a tarmac driveway providing off road parking for two vehicles and leads to the front entrance door. To the rear, there is an attractive landscaped rear garden incorporating two paved patio areas with a rear decked composite patio area perfect for outdoor dining and entertaining purposes, pebbled areas with planted features and an artificially lawned area, low maintenance and fully enclosed by walls and timber fencing.



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.

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.