



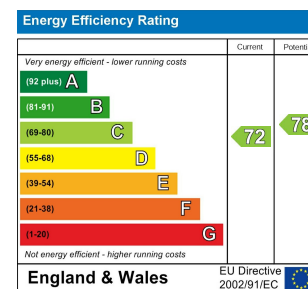
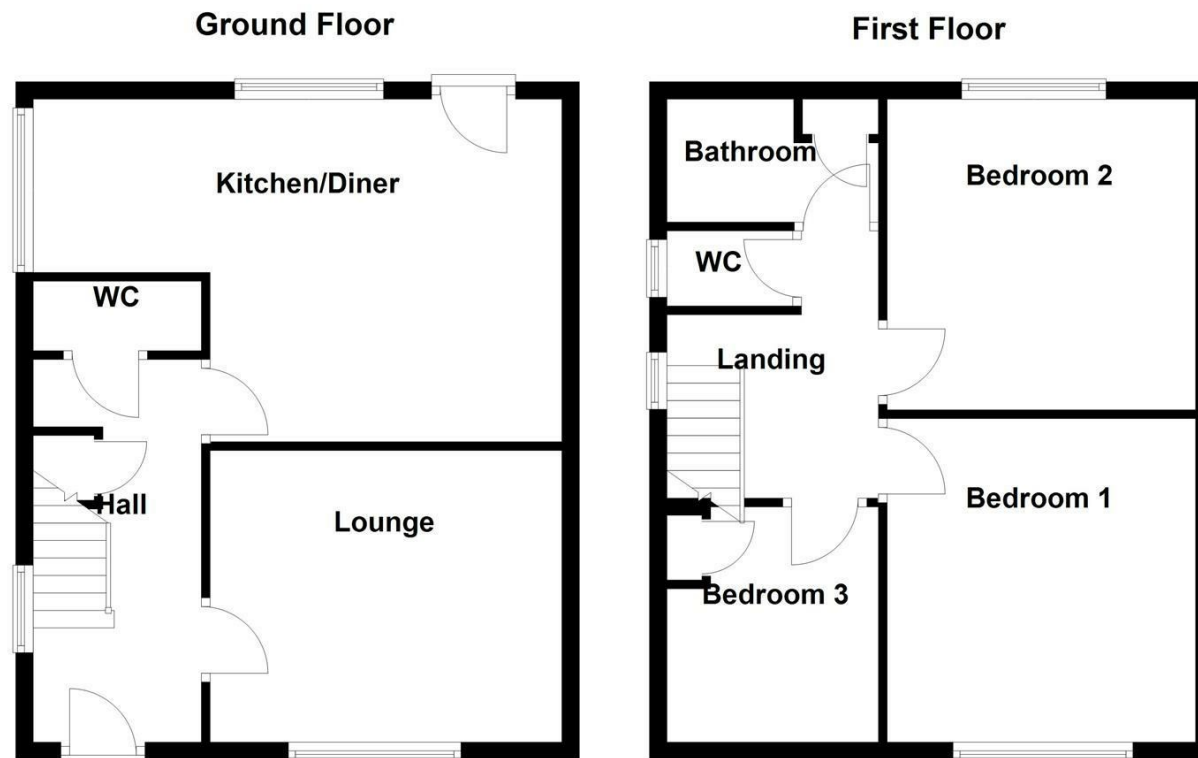
WAKEFIELD
01924 291 294

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.



1 Windsor Crescent, Wakefield, WF1 2BS

For Sale Freehold £275,000

Situated close to Wakefield city centre, this well presented three bedroom semi detached property offers spacious and versatile accommodation, benefiting from a rear driveway, double garage, enclosed gardens, and a convenient downstairs WC.

The property briefly comprises an entrance hall, ground floor WC, lounge, and a modern kitchen diner. To the first floor, there are three well proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property features a rear driveway providing off street parking, leading to a detached double garage. There are lawned gardens to the front, side, and rear, offering a practical outdoor space.

Ideally located for access to a range of local amenities, including shops, schools, and transport links, the property is also within walking distance of Wrenthorpe Park and just a short distance from Wakefield city centre, making it ideal for commuters.

Ready to move into, this property would make a fantastic family home, and early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Entry to the front via a UPVC door leading into the main hallway, with a central heating radiator and stairs rising to the first floor. Access is provided to the downstairs WC, lounge, and kitchen diner.

LOUNGE

13'2" x 10'11" [4.02m x 3.34m]

UPVC double glazed window to the front elevation, a central heating radiator, and a wall mounted electric fire.



KITCHEN DINER

19'11" x 12'10" [6.08m x 3.92m]

UPVC double glazed windows to the side and rear elevations and a rear door leading out to the garden. Fitted with a modern range of wall and base units with work surface over, incorporating an integrated gas hob with cooker hood above, tiled splashbacks, stainless steel sink and drainer unit, integrated oven, dishwasher, fridge

freezer, and space for a washing machine. There is also a central island and spotlights to the ceiling.



DOWNSTAIRS W.C.

2'5" x 6'2" [0.76m x 1.89m]

Fitted with a two piece suite comprising a low flush WC and wash hand basin.

FIRST FLOOR LANDING

Providing access to three bedrooms, the bathroom, and a separate WC, along with a frosted UPVC double glazed window to the side elevation.

BEDROOM ONE

12'1" x 11'5" [3.70m x 3.50m]

UPVC double glazed window to the front elevation and a central heating radiator.



BEDROOM TWO

11'11" x 11'6" [3.64m x 3.52m]

UPVC double glazed window to the rear elevation and a central heating radiator.



BEDROOM THREE

8'9" x 8'0" [2.69m x 2.46m]

UPVC double glazed window to the elevation, a central heating radiator, and built in storage cupboard over the stairs.

BATHROOM

7'10" x 4'7" [2.41m x 1.40m]

Frosted UPVC double glazed window to the rear elevation. Fitted with a three piece suite comprising a corner bath with wall mounted shower, wash hand basin set within a vanity unit, chrome heated towel rail, built in storage cupboard, spotlights to the ceiling, and fully tiled walls.



SEPARATE W.C.

4'8" x 3'1" [1.44m x 0.94m]

Frosted UPVC double glazed window to the side elevation, fitted with a low flush WC, fully tiled walls, and spotlights to the ceiling.

OUTSIDE

The front and side of the property benefit from lawned gardens whilst the property sits on a generous corner plot offering potential to extend, subject to the necessary planning permissions. To the rear of the property is a lawned and paved garden with a brick built outhouse for storage, leading to a rear detached double garage and driveway parking with gated entry.



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.