

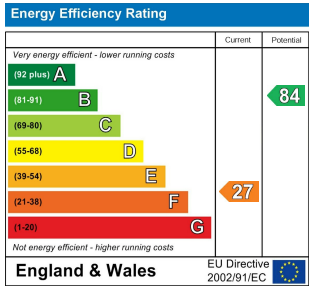


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



769a Doncaster Road, Foulby, Wakefield, WF4 1PY

For Sale Freehold Guide Price £450,000 - £475,000

A superb opportunity to purchase this four bedroom period semi detached home sat on a substantial sized plot benefitting from spacious living accommodation spread over three levels, ample off road parking and generous gardens to all three sides.

The property briefly comprises of the entrance hall, living room, sitting/dining room, kitchen, utility room and downstairs w.c. The first floor landing leads to three bedrooms and house bathroom/w.c. A further set of stairs lead to the second floor landing which leads to a further bedroom. Outside to the front is a gated driveway providing ample off road parking for several vehicles leading to the single garage. The lawned gardens sweeping around the side of the property to the rear where there are two outbuildings and access to a further lawned garden incorporating Indian stone paved patio area and further outbuilding.

Situated just off Doncaster Road this property offers plenty of character having been the former doctors surgery, which has been converted into a pair of semi-detected houses and boasts beautiful features throughout, whilst also being a only a short drive away from Wakefield city centre for all local shops and amenities including local schools.

This property is a superb family home and a viewing is highly recommended to fully appreciate everything that this home has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, fully tiled floor, dado rail, central heating radiator, coving to the ceiling, stairs to the first floor landing with understairs storage and doors to the living room, sitting/dining room and kitchen.

LIVING ROOM

14'7" x 14'7" [min] x 17'3" [max] [4.46m x 4.45m [min] x 5.27m [max]]
UPVC double glazed bay window overlooking the front aspect, two contemporary radiators, ornate coving to the ceiling, picture rail, solid wooden floor and multi fuel cast iron burner on a tiled hearth with exposed brick interior.



SITTING/DINING ROOM

14'5" x 12'2" [4.41m x 3.73m]
UPVC double glazed window overlooking the rear aspect, central heating radiator, solid wooden floor, picture rail, fireplace on a tiled hearth with tiled decorative interior and solid wooden surround.



KITCHEN

12'9" [max] x 10'2" [min] x 9'7" [3.90m [max] x 3.11m [min] x 2.93m]
Range of wall and base units with laminate work surface over, integrated twin oven and grill with four ring induction hob, 1 1/2 sink and drainer with swan neck mixer tap and space for a fridge/freezer. UPVC double glazed window overlooking the side aspect, fully tiled floor, coving to the ceiling and door providing access into the utility room.

UTILITY

7'6" x 8'3" [max] x 5'1" [min] [2.31m x 2.52m [max] x 1.57m [min]]
Range of base units with laminate work surface over, space and plumbing for a washing machine, fully tiled floor, door to the downstairs w.c. and UPVC double glazed rear door.

W.C.

2'4" x 4'11" [0.72m x 1.52m]
Low flush w.c., UPVC double glazed frosted window overlooking the rear aspect, fully tiled floor and wall hung wash basin with mixer tap.

FIRST FLOOR LANDING

Coving to the ceiling, dado rail, doors to the bathroom, understairs storage cupboard, three bedrooms and stairs leading to the second floor.



BATHROOM/W.C.

6'7" [min] x 10'0" [min] x 9'5" [2.03m [min] x 3.07m [min] x 2.89m]
Modern four piece suite comprising panelled bath with flush mixer tap, low flush w.c, pedestal wash basin with mixer tap and walk in shower cubicle with mixer shower and second electric shower. UPVC double glazed frosted window overlooking the rear elevation, UPVC cladding with chrome strips to the ceiling and inset spotlights. Central heating radiator, chrome ladder style radiator and extractor fan.

BEDROOM ONE

12'5" x 14'7" [3.80m x 4.47m]
UPVC double glazed windows overlooking the front elevation, coving to the ceiling, central heating radiator and dado rail.



BEDROOM TWO

14'6" x 12'3" [4.43m x 3.74m]
Central heating radiator, UPVC double glazed window overlooking the front elevation, coving to the ceiling and picture rail.

BEDROOM FOUR

8'6" x 5'8" [2.61m x 1.75m]
UPVC double glazed window overlooking the front elevation, dado rail, coving to the ceiling and central heating radiator.

SECOND FLOOR LANDING

UPVC double glazed velux window and doors to the airing cupboard and bedroom three.

BEDROOM THREE

10'2" x 12'1" [3.11m x 3.70m]
UPVC double glazed window overlooking the front elevation, central heating radiator, exposed beams to the pitch sloping ceiling and loft access.

OUTSIDE

Double cast iron gates provide access down a large tarmacadam driveway providing ample off road parking for several vehicles. There is an attractive lawned front garden sweeping around the side of the property with planted borders to the rear. To the rear is a single detached garage with manual up and over door, a paved L-shaped patio area, two brick built outbuildings (with power and light) and cast iron gate providing access leading to a lawned garden with rose arch, Indian stone paved patio area and further brick built outhouse.



COUNCIL TAX BAND

The council tax band for this property is D.

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.