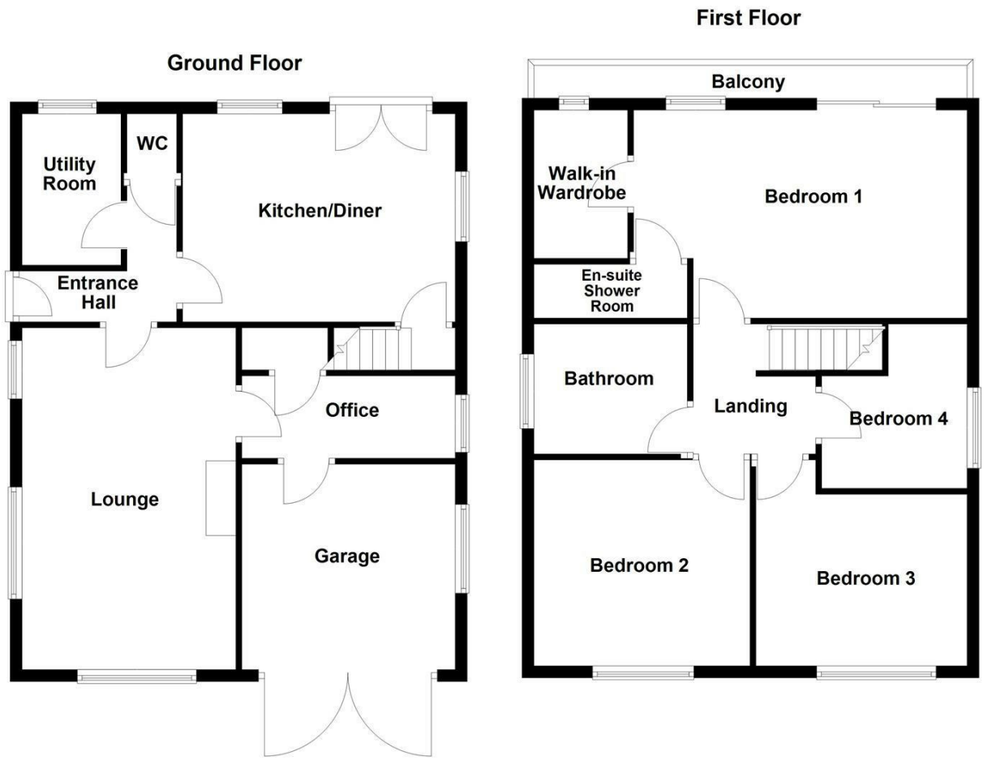
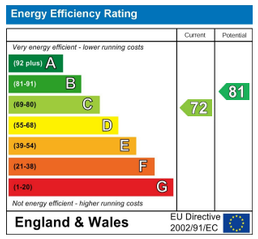


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



124 Leeds Road, Wakefield, WF1 2QD

For Sale Freehold £370,000

Situated on the sought after Leeds Road in Wakefield is this stylish four bedroom detached property. The home offers generously proportioned accommodation throughout, ample off road parking and a fully enclosed rear garden, making this property certainly not one to be missed.

The accommodation briefly comprises of entry via the side elevation into the entrance hall, with access to the living room, downstairs W.C., utility room, and the spacious kitchen/diner. The adjoining lounge features an electric fireplace set within a contemporary media wall, and further access is provided to an office. There is also an integral garage housing the Worcester Bosch gas combination boiler. The kitchen/diner is fitted with a range of modern wall and base units and includes UPVC patio doors opening onto the rear garden and a staircase leads to the first floor landing. On the first floor, bedroom one is a large double with a modern en suite bathroom and a walk in wardrobe. UPVC sliding doors lead out to a private balcony overlooking the enclosed garden. This floor also offers a contemporary four piece family bathroom and three further well proportioned bedrooms. Externally, the front elevation features a concrete driveway providing parking for multiple vehicles. The rear garden includes a laid to lawn area, pergola, and a flagged patio, all enclosed by timber fencing.

Occupying a prime location, the home is within close proximity to Outwood Academy, Outwood train station, and offers convenient access to Wakefield city centre and the M1 motorway network. The 110 bus route to Leeds and Snowhill Retail park can also be accessed close by. A viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed entrance door into the entrance hall, central heating radiator. Doors into the lounge, kitchen/diner, downstairs W.C. and the utility room.

KITCHEN/DINING ROOM
11'8" x 14'11" (3.57m x 4.57m)
UPVC double glazed window to the side, timber double glazed window to the rear, UPVC double glazed patio doors to the rear garden, central heating radiator, tiled flooring, spotlights. A door providing access to the stairs to the first floor landing. A range of wall and base units with laminate work surfaces, stainless steel sink with a mixer tap and drainer. Space and plumbing for a dishwasher, space for a fridge/freezer and a range cooker.

UTILITY ROOM
5'5" x 7'9" (1.66m x 2.37m)
UPVC double glazed window to the rear, central heating radiator. A range of wall and base units with a stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and space and plumbing for a dryer.

LIVING ROOM
11'8" x 21'9" (3.56m x 6.65m)
UPVC double glazed windows to the side and front, central heating radiators, spotlights, electric fireplace built into a media wall, panelled seating area to the front. Door into the office.



OFFICE
4'8" x 11'10" (1.43m x 3.62m)
UPVC double glazed window to the side, central heating radiator, spotlights. Doors into an understairs storage cupboard and into the integral garage.

DOWNSTAIRS W.C.
2'3" x 4'7" (0.7m x 1.41m)
Tiled flooring, part tiled walls. A low flush W.C. and a wash basin with mixer tap.

GARAGE
11'11" x 11'3" (3.64m x 3.45m)
UPVC double glazed window to the side, timber barn doors to the front.

FIRST FLOOR LANDING
Loft access and doors into four bedrooms and the house bathroom.

BEDROOM ONE
11'6" x 18'7" (max) x 15'5" (min) (3.53m x 5.67m (max) x 4.71m (min))
UPVC double glazed sliding doors onto the balcony, UPVC double glazed window to the rear, central heating radiator, spotlights. Access to a walk in wardrobe and access to the en suite shower room.



BALCONY
The balcony overlooks the rear garden and has tiled flooring with a cast-iron handrail.

EN SUITE
3'6" x 8'2" (1.08m x 2.51m)
Ladder style radiator, tiled flooring, fully tiled, spotlights, extractor fan. Low flush W.C., vanity unit wash basin with mixer tap, fully tiled shower unit with mixer tap, shower attachment and overhead shower.



WALK IN WARDROBE
6'5" x 5'1" (1.96m x 1.56m)
UPVC double glazed window to the rear, spotlights, fitted cupboards and shelving.

BEDROOM TWO
12'4" x 11'5" (3.77m x 3.50m)
UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE
9'4" x 11'9" (2.86m x 3.6m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM FOUR
8'10" x 8'5" (2.71m x 2.59m)
UPVC double glazed window to the side, central heating radiator.

BATHROOM
7'0" x 8'3" (2.14m x 2.53m)
Frosted UPVC double glazed window to the side, chrome ladder style radiator, clad ceiling with spotlights, tiled walls and floor, extractor fan.



OUTSIDE
To the front of the property, through a set of cast iron gates and a brick wall, there is a concrete driveway which provides ample off road parking with access to an integral garage and access to both side elevations. Coming through a cast iron gate into the left side elevation, through a flagstone pathway, there is the entrance into the property through a UPVC door and also an additional gate leading into the rear elevation garden. To the rear elevation, the garden is fully enclosed with a laid to lawn area, a pergola and a paved patio area, perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by timber fencing.



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.

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.