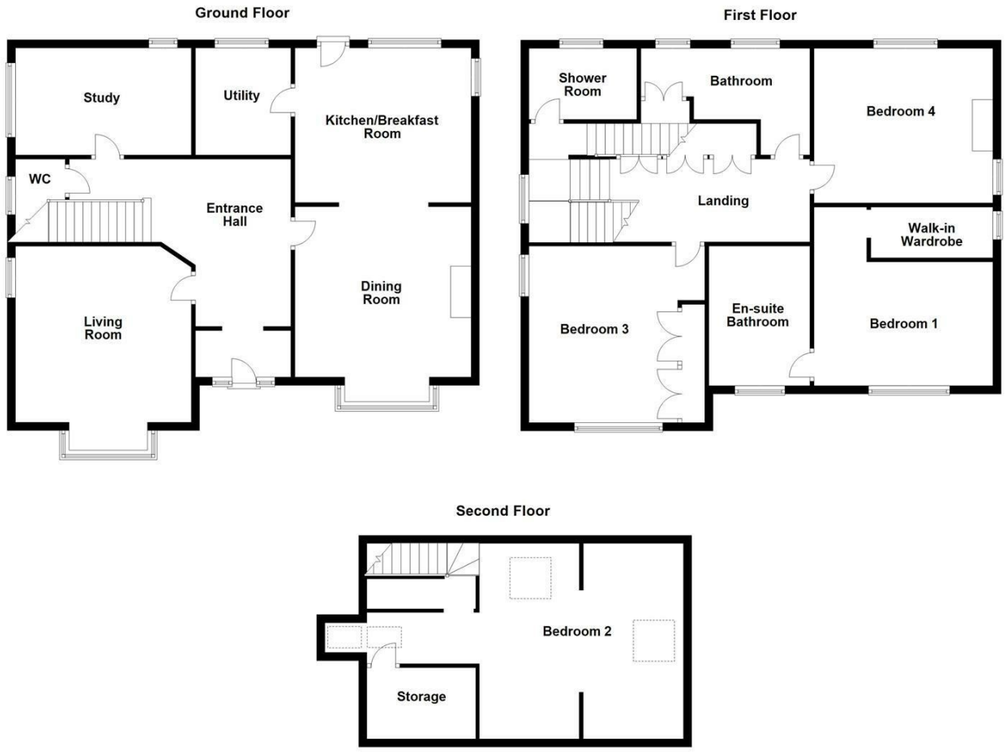
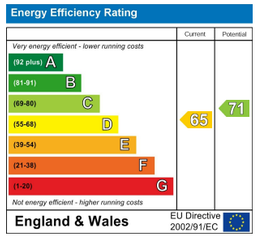


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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.

ACCOMMODATION

ENTRANCE VESTIBULE
3'11" x 8'0" (1.2m x 2.45m)
Composite front entrance door, an opening through to the entrance hall, coving to the ceiling and picture rail.

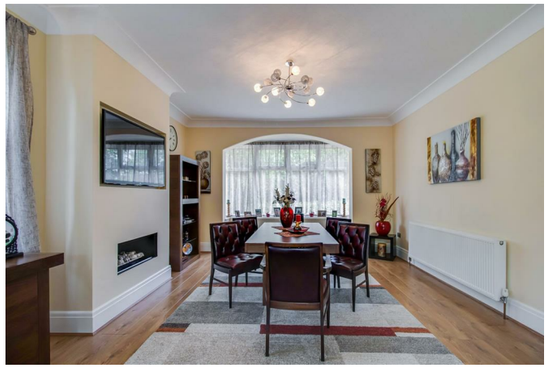
ENTRANCE HALL
15'1" x 17'0" (max) x 7'11" (min) (4.6m x 5.2m (max) x 2.42m (min))
Coving to the ceiling, central heating radiator, stairs to the first floor landing and doors to the living room, downstairs w.c., study and dining room.

LIVING ROOM
14'8" x 14'0" (max) x 8'11" (4.48m x 4.28m (max) x 2.72m)
Gas fireplace with marble hearth, surround and mantle, UPVC double glazed window to the side with further box window to the front, two central heating radiators and coving to the ceiling.

W.C.
7'9" x 4'10" (2.38m x 1.48m)
UPVC double glazed frosted window to the side, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and partially tiled.

STUDY
9'10" x 14'8" (3.02m x 4.48m)
Coving to the ceiling, central heating radiator and UPVC double glazed window to the side with circular single glazed frosted window to the rear.

DINING ROOM
17'9" x 14'0" (max) x 8'10" (min) (5.43m x 4.29m (max) x 2.71m (min))
UPVC double glazed box window to the front with further window to the side, central heating radiator, coving to the ceiling and an open fireplace built into the chimney breast. An opening through to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM
13'5" x 13'10" (4.09m x 4.24m)
Range of wall and base units with granite work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a gas cooker with splash back and extractor hood above. Integrated microwave, space for an American style fridge/freezer and integrated dishwasher. Spotlights to the ceiling, UPVC double glazed windows to the side and rear, composite rear door and door to the utility room.

UTILITY
6'11" x 7'3" (2.13m x 2.21m)
Wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer. Timber framed double glazed window to the rear and spotlights to the ceiling.

FIRST FLOOR LANDING
Access to bedroom two located on the second floor, coving to the ceiling, a range of fitted storage cupboards and doors to three bedrooms, the house bathroom and separate shower room. Single pane timber framed window to the side and central heating radiator.

BEDROOM ONE
14'1" x 16'0" (max) x 10'5" (min) (4.3m x 4.9m (max) x 3.2m (min))
Walk in wardrobe, access to the en suite bathroom, UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

WALK IN WARDROBE
5'1" x 9'10" (1.55m x 3.0m)
UPVC double glazed window to the side, spotlights, coving to the ceiling and fitted storage units.

EN SUITE BATHROOM/W.C.
7'10" x 11'4" (2.41m x 3.46m)
Four piece suite comprising low flush w.c., ceramic wash basin with mixer tap, shower cubicle with overhead shower and roll top bath with mixer tap and shower head attachment. Spotlights to the ceiling, UPVC double glazed frosted window to the front, chrome ladder style radiator, central heating radiator, extractor fan, coving to the ceiling and fully tiled.

BEDROOM THREE
14'1" x 13'11" (4.3m x 4.26m)
Fitted wardrobes, UPVC double glazed windows to the side and front, central heating radiator and coving to the ceiling.

BEDROOM FOUR
13'3" x 14'0" (max) x 12'11" (min) (4.06m x 4.28m (max) x 3.95m (min))
UPVC double glazed windows to the side and rear, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
13'1" x 9'10" (max) x 5'4" (min) (4.01m x 3.02m (max) x 1.64m (min))
Four piece suite comprising low flush w.c., pedestal wash basin, shower cubicle with overhead shower and panelled bath with mixer tap and shower attachment. UPVC double glazed windows to the rear, spotlights to the ceiling, extractor fan, chrome ladder style radiator, fully tiled, fitted storage cupboard and central heating radiator.

SHOWER ROOM/W.C.
8'8" x 6'6" (2.66m x 2.0m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with overhead shower. UPVC double glazed window to the rear, spotlights, extractor fan, ladder style radiator and fully tiled.

BEDROOM TWO
25'3" x 18'9" (max) x 4'3" (min) (7.72m x 5.72m (max) x 1.3m (min))
Access to the storage eaves, four velux skylights, spotlights to the ceiling, central heating radiator and door providing access to further storage.

OUTSIDE
The principal gardens are situated at the front with broad lawned garden incorporating planted features and a stone paved patio area, perfect for outdoor dining and entertaining with steps leading to the front door, enclosed by hedging and timber fencing. To the rear is a block paved driveway providing off road parking for several vehicles leading to the double detached garage with up and over door.

COUNCIL TAX BAND
The council tax band for this property is G.

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.