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## 17 St. Andrews Close, Wakefield, WF1 4JN

### For Sale Leasehold £375,000

Located on this modern and attractive development is this superbly presented four bedroom detached family home renovated to an extremely high standard and benefitting from driveway parking with EV charging point, garage and an enclosed landscaped rear garden overlooking open fields.

The property briefly comprises of the entrance hall, living room, downstairs w.c. and modern kitchen/diner with separate utility room. The first floor landing leads to four bedrooms (main with en suite shower room) and house shower room. Outside to the front is a driveway providing off road parking with EV charging point leading to the single integral garage. There is a lawned front garden and Indian stone paved patio area leading to the entrance door. To the rear is an enclosed landscaped garden with Indian stone paved patio area, perfect for al fresco dining with attractive lawn and timber lean-to shed, surrounded by laurel hedging and timber fencing.

Situated on this modern development, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

#### 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,

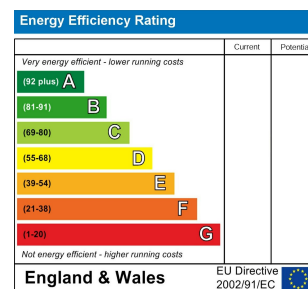
Pontefract & Castleford office 01977 798844

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.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, solid oak floor, stairs to the first floor landing, contemporary radiator, inset spotlights and doors to the living room, kitchen/diner and downstairs w.c.

### LIVING ROOM

11'5" x 15'9" [min] x 17'8" [max] [3.50m x 4.81m [min] x 5.40m [max]]  
Solid oak floor, UPVC double glazed bay window overlooking the front garden, central heating radiator and multi fuel log burner with marble hearth.



### W.C.

5'8" x 2'9" [1.74m x 0.84m]  
Two piece suite comprising pedestal wash basin with mixer tap and low flush w.c. Contemporary radiator, solid oak flooring, extractor fan and inset spotlights.

### KITCHEN/DINER

10'5" [max] x 7'6" [min] x 26'2" [3.20m [max] x 2.31m [min] x 7.98m]  
Range of high gloss wall and base units with solid wooden work surface over, stainless steel sink and drainer with swan neck mixer tap, Smeg Range cooker with six ring gas burner and cooker hood. Large pull out pantry drawers, integrated dishwasher and space for a fridge/freezer. UPVC double glazed windows and a set of French doors overlooking the rear garden. Two contemporary radiators, solid oak flooring and door providing access into the utility room.



### UTILITY

5'8" x 4'7" [1.74m x 1.40m]  
Range of high gloss wall and base units with solid wooden work surface over, sink and drainer with swan neck mixer tap and space for a washing machine. Central heating radiator, UPVC double glazed window overlooking the side aspect, inset spotlights and extractor fan.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access, central heating radiator and doors providing access to four bedrooms, shower room and airing cupboard.

### SHOWER ROOM/W.C.

7'5" x 6'4" [2.27m x 1.94m]  
Three piece suite comprising walk in shower cubicle with mixer shower, low flush w.c. and pedestal wash basin with mixer tap. Fully tiled walls and floor. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation, inset spotlights and extractor fan.



### BEDROOM ONE

10'11" [min] x 11'4" [max] x 14'7" [3.34m [min] x 3.47m [max] x 4.46m]  
UPVC double glazed window overlooking the front elevation, fitted double wardrobe, central heating radiator and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

6'0" x 4'5" [min] x 7'4" [1.85m x 1.37m [min] x 2.25m]  
Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and pedestal wash basin with mixer tap. Chrome ladder style radiator, shaver socket point, UPVC double glazed frosted window overlooking the front elevation, inset spotlights and extractor fan. Fully tiled walls and floor.

### BEDROOM TWO

10'11" x 11'9" [3.34m x 3.59m]  
UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM THREE

9'7" x 7'10" [2.93m x 2.41m]  
UPVC double glazed window overlooking the front elevation and central heating radiator.

### BEDROOM FOUR

7'6" x 8'0" [2.29m x 2.45m]  
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### OUTSIDE

To the front of the property is a driveway providing off road parking with EV charging point leading to an integral single garage with manual up and over door, power and light. There is an attractive lawned front garden bordered by privet hedges and an Indian stone paved pathway leading to the entrance door. To the rear is a landscaped garden with an Indian stone paved patio area, perfect for entertaining and entertaining dining purposes with steps leading to an attractive lawned garden with timber lean-to shed, the garden is bordered by laurel hedges, mature trees and bushes, surrounded by timber fencing. The rear garden overlooks pleasant open fields.



### LEASEHOLD

The service charge is £188.08 [pa]. The remaining term of the lease is 980 years [2025]. A copy of the lease is held on our file at the Wakefield office.

### 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.

### 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.