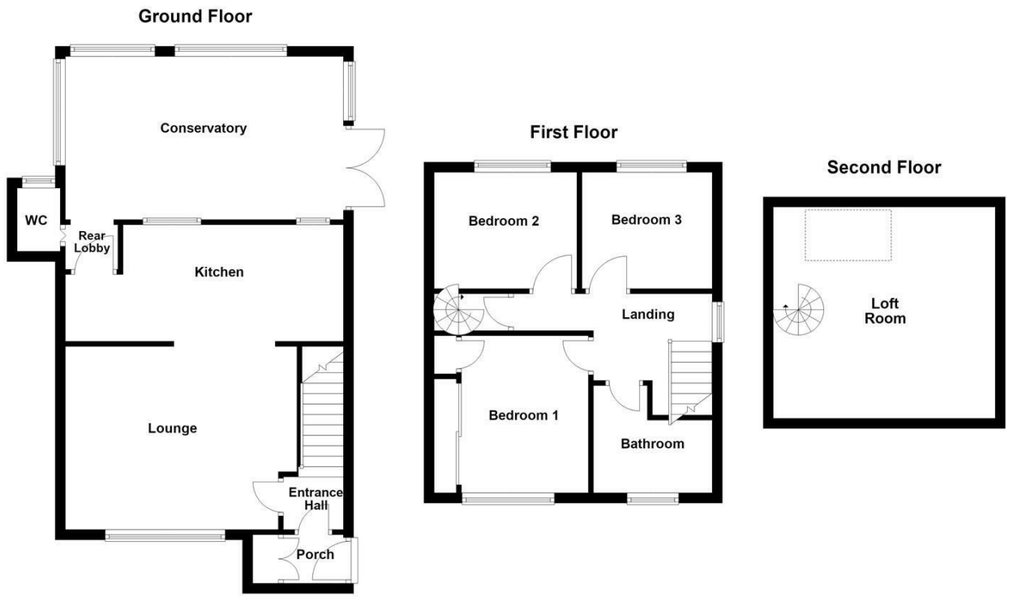
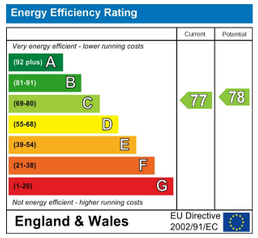


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



46 Irwin Crescent, Wakefield, WF1 4QX

For Sale Freehold £210,000

Well appointed throughout and set back from the main roadside is this spacious three bedroom semi detached home, offering accommodation arranged over three levels together with a particularly generous enclosed rear garden.

Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance porch, entrance hall and spacious lounge with an exposed brick chimney breast and multi fuel stove. The lounge opens through into a modern fitted kitchen with granite work surfaces and integrated appliances. A rear lobby provides access to the downstairs W.C. and impressive conservatory overlooking the garden. To the first floor are three bedrooms and a modern house bathroom, together with a feature spiral staircase leading to a useful loft room which provides flexible additional space. Externally, to the front is a block paved driveway providing off street parking for two to three vehicles. To the rear is a generous enclosed garden with lawn, artificial turf, timber decked seating areas and a substantial outbuilding suitable for a variety of uses.

The property is well placed for local amenities including shops and schools, with regular bus services nearby and convenient access to the town centre, railway connections and motorway network.

An ideal purchase for first time buyers, professional couples or families looking for a well proportioned home with excellent outdoor space. Only a full internal inspection will truly reveal everything this appealing property has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH
Entrance door leading into the porch. Travertine tiled flooring, useful storage cupboard and UPVC double glazed window overlooking the front elevation. Door providing access into the entrance hall.

ENTRANCE HALL
Travertine tiled flooring, inset spotlights and portrait style central heating radiator. Staircase providing access to the first floor landing. Door leading through into the lounge.

LOUNGE
15'1" x 11'10" (4.60m x 3.63m)
UPVC double glazed window overlooking the front elevation. Wood effect flooring, central heating radiator and feature exposed brick chimney breast incorporating a multi fuel stove set on a tiled hearth. Opening leading through into the kitchen.



KITCHEN
16'4" x 11'4" (5.00m x 3.47m)
Fitted with a modern range of wall and base units with granite work surfaces over, incorporating a one and a half bowl stainless steel sink with granite drainer. Five ring gas hob with extractor hood above and integrated oven and grill. Integrated slimline dishwasher and space and plumbing for a washing machine. Space for an American style fridge freezer. Fully tiled flooring, portrait style central heating radiator and useful built-in pantry cupboard. Two UPVC double glazed windows overlooking the rear elevation. Door providing access into the rear lobby.

REAR LOBBY
Tiled flooring. Opening leading through into the conservatory and folding door providing access to the downstairs W.C.

DOWNSTAIRS W.C.
Fitted with a two piece suite comprising low flush W.C. and wash basin set within vanity storage. Part tiled walls, tiled flooring and central heating radiator. Frosted UPVC double glazed window overlooking the rear elevation.

CONSERVATORY
15'6" x 11'0" (4.73m x 3.36m)
UPVC double glazed windows overlooking the rear and side elevations together with French doors opening onto the garden. Central heating radiator, double glazed Velux style roof window and recessed LED spotlights.

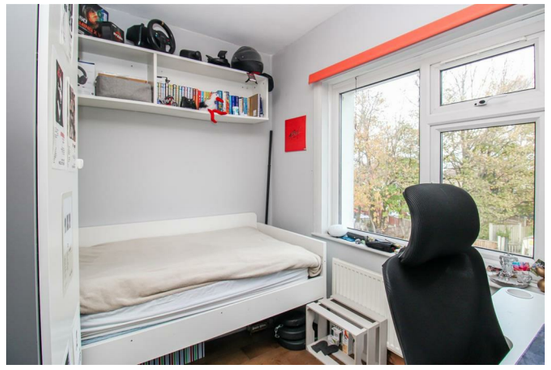


FIRST FLOOR LANDING
Wood flooring, inset spotlights and UPVC double glazed window overlooking the side elevation. Doors provide access to three bedrooms and the house bathroom. Feature spiral staircase providing access to the loft room.

BEDROOM ONE
10'1" x 8'8" (3.09m x 2.66m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, wood flooring and built-in double wardrobe with sliding mirrored doors.



BEDROOM TWO
9'3" x 7'5" (2.83m x 2.27m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and wood flooring.



BEDROOM THREE
8'2" x 7'3" (2.51m x 2.22m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and fitted wardrobes.

HOUSE BATHROOM
6'10" x 6'9" (2.09m x 2.06m)
Fitted with a three piece suite comprising low flush W.C., wash basin set within vanity storage and panelled bath with mixer shower over. Fully tiled flooring and walls, portrait style heated towel radiator and frosted UPVC double glazed window overlooking the front elevation.



LOFT ROOM
14'0" x 13'9" (4.29m x 4.21m)
A useful additional room with sloping ceilings to three sides. Central heating radiator, carpeted flooring and timber framed double glazed Velux style roof window overlooking the rear elevation. Suitable for a variety of uses.



OUTSIDE
To the front is a block paved driveway providing off street parking for two to three vehicles. The property also benefits from solar panels. To the rear is a generous enclosed garden incorporating lawned areas, artificial lawn and a timber decked patio, ideal for outdoor dining and entertaining. There is also a useful wood store. A substantial outbuilding provides excellent additional space and could be utilised for a variety of purposes.



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

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.