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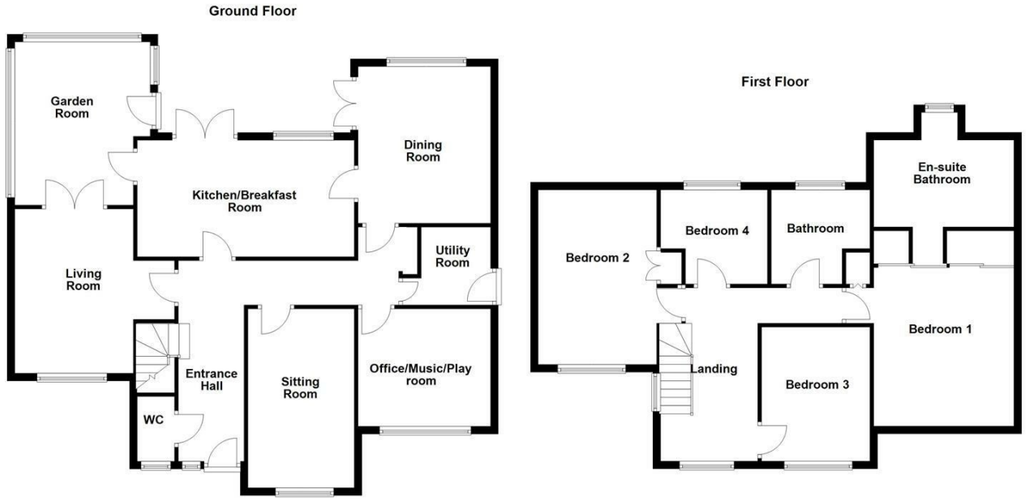


5 College Grove Road, Wakefield, WF1 3RL

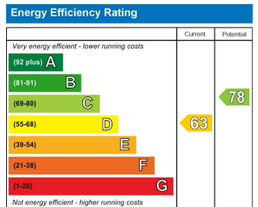
For Sale Freehold £595,000

Situated in this highly regarded part of Wakefield and enjoying a set back position from the main roadside is this substantial and extended four bedroom detached period home offering spacious and versatile living accommodation throughout and offering further potential to extend/develop, subject to consent.

The accommodation briefly comprises of the entrance hall, downstairs w.c., living room, garden room, kitchen/breakfast room, separate dining room, sitting room, office/music/play room and utility room. Stairs to the first floor lead to four bedrooms (three of which are large doubles and bedroom one with "hidden en suite bathroom") and main house bathroom. Outside, gated access to sweeping driveway providing ample off street parking with plants and shrubs bordering. Whilst to the rear is an attractive low maintenance garden incorporating terrace patio, ideal for entertaining purposes.

The property is within walking distance to Wakefield city centre with local amenities surrounding including shops and highly regarded schools. There is great access to the motorway network and Wakefield Westgate train station, for those looking to commute further afield.

Simply a fantastic home, ideal for the growing family and truly deserves an early viewing to fully reveal the accommodation and potential on offer.



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.

ACCOMMODATION

ENTRANCE HALL
Entrance door with frosted panel, staircase to the first floor landing, two radiators, coving to the ceiling, doors to the understairs w.c., living room, kitchen/breakfast room, dining room, office/music/play room, utility room and sitting room.

W.C.
Low flush w.c., wash basin, frosted window to the front.

LIVING ROOM
13'11" (max) x 10'11" (min) x 14'6" (4.25m (max) x 3.33m (min) x 4.42m)
Gas fire with marble to either side and brass surround, leaded window to the front, radiator, coving to the ceiling and double doors to the garden room.

GARDEN ROOM
14'3" x 10'4" (4.36m x 3.15m)
Radiator, fully tiled floor, recess ceiling spotlights, UPVC double glazed windows to the sides, UPVC door to the side leading out onto the terrace patio area. Door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
18'8" x 9'10" (5.71m x 3.0m)
Range of wall and base units with tiled work surface over incorporating 1 1/2 sink and drainer with mixer tap, space for a cooker, space for fridge/freezer and space for dishwasher. Pull out larder unit, tiled effect floor, radiator, UPVC double glazed French doors and single glazed window to the rear. Doors to the garden room and dining room.

DINING ROOM
11'8" x 12'7" (3.57m x 3.85m)
Electric fire with tiled back, marble hearth and wood surround, radiator, coving to the ceiling, double glazed timber framed window to the rear. UPVC double glazed French doors to the side and door to the hallway,

UTILITY
8'5" x 6'0" (2.58m x 1.84m)
Work surface over base units incorporating circular stainless steel sink with mixer tap, plumbing for a washing machine, space for a dryer and the boiler is housed here. UPVC side door and tiled effect floor.

OFFICE/MUSIC/PLAY ROOM
8'1" x 11'9" (2.47m x 3.59m)
Radiator and double glazed timber framed window to the front.

SITTING ROOM
16'1" x 9'11" (4.92m x 3.04m)
Coving to the ceiling, radiator and UPVC double glazed window to the front.

FIRST FLOOR LANDING
UPVC double glazed windows to the side and front, coving to the ceiling, loft access, radiator and doors to the airing cupboard, bathroom and four bedrooms.

BEDROOM ONE
11'8" x 12'11" plus walk in area (3.56m x 3.96m plus walk in area)
UPVC double glazed window to the front, radiator, built in double wardrobe, folding door to storage cupboard and sliding mirror door to further storage cupboard and access to "secret en suite bathroom".

EN SUITE BATHROOM/W.C.
7'7" (min) x 11'3" (max) x 11'8" (2.33m (min) x 3.45m (max) x 3.57m)
Feature raised jacuzzi bath, wash basin with tiled work surface over, low flush w.c., shower cubicle with mixer shower and bidet. UPVC double glazed frosted window to the rear and radiator.

BEDROOM TWO
11'0" x 14'3" plus walk in area 2'8" x 3'1" (3.37m x 4.35m plus walk in area 0.83m x 0.96m)
UPVC double glazed window to the front, radiator and built in double wardrobe.

BEDROOM THREE
10'0" x 12'11" (max) (3.05m x 3.96m (max))
UPVC double glazed window to the front, radiator, fitted wardrobes and dressing table.

BEDROOM FOUR
10'0" (max) x 10'1" (max) (3.05m (max) x 3.08m (max))
Radiator and UVPC double glazed window to the rear.

HOUSE BATHROOM/W.C.
8'5" (max) x 6'0" (min) plus 10'2" (max) x 7'4" (m (2.59m (max) x 1.84m (min) plus 3.11m (max) x 2.25m)
Low flush w.c., pedestal wash basin and panelled bath. Airing cupboard, UPVC double glazed frosted window to the rear and radiator.

OUTSIDE
To the front is gated access to the sweeping driveway with plants, trees and shrubs bordering incorporating stone pebbled area therefore providing ample off street parking for several vehicles. To the rear is a generous sized garden incorporating flagged terrace patio areas, ideal for entertaining purposes with plants, trees and shrubs bordering.

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.