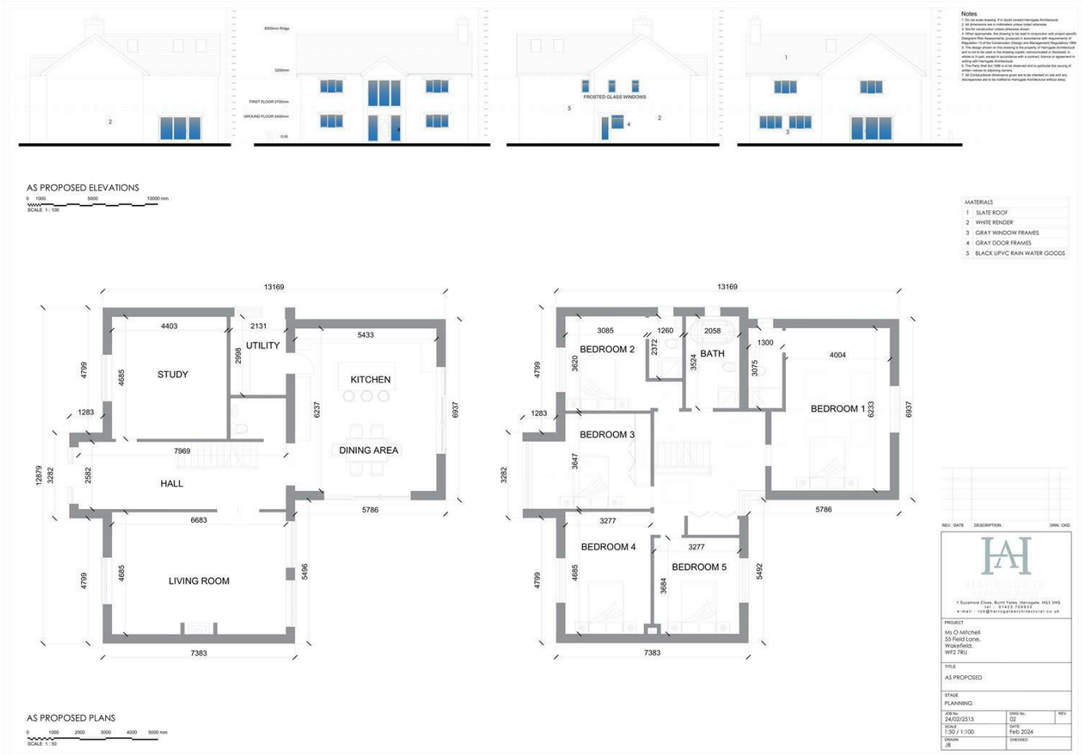

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Mortgages
Richard Kendall Conveyancing
Zoopla.co.uk
rightmove
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE

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

55 Field Lane, Wakefield, WF2 7RU

For Sale Freehold £675,000

A large five bedroomed detached family house being constructed to a bespoke design and set on a fantastic plot (internal area is 2641sqft), tucked away in an enviable location close to the cricket ground.

Constructed to exacting standards with high levels of insulation to the create an efficient and comfortable home, this contemporary design features a large central reception hall that creates a stylish welcome to this large family home. Alongside the hall is a large living room with windows to both the front and rear with feature fireplace. There is a separate study in addition providing the sought after work from home space, as well as guest toilet. To the rear of the house there is a large dining kitchen with two sets of bi-folding doors taking full advantage of the views over the back garden. Completing the ground floor accommodation is a separate utility room. To the first floor the principal bedroom suite has an en suite shower with the second double bedroom also having en suite facilities and the three further double bedrooms being served by a bathroom fitted with a four piece suite. Outside, the property has a sweeping driveway providing ample off street parking and turning space, leading up to the garaging. To the rear of the house there is a larger garden with an L-shaped lawn and paved patio sitting area. Externally the property will be finished with white render under a slate roof with grey window and door frames, black UPVC rain water goods.

The property is situated in this cherished residential location on the southern fringe of Wakefield city, close to the local cricket club and primary school. Wakefield city centre itself has a broad range of shops, schools and recreational facilities, as well as its own mainline railway station and ready access to the national motorway network.

ACCOMMODATION

RECEPTION HALL
25'11" x 8'6" (7.9m x 2.6m)
Front entrance door with full height glazed side screens and guest toilet off to the side.

LIVING ROOM
21'7" x 15'1" (6.6m x 4.6m)
Windows to both the front and rear, feature fireplace.

STUDY
Window to the front.

DINING KITCHEN
20'4" x 17'8" (6.2m x 5.4m)
Two sets of bi-folding doors straight out onto the patio sitting area.

UILITY ROOM
9'6" x 6'10" (2.9m x 2.1m)
An external door and window to the side.

FIRST FLOOR LANDING
Central landing with linen cupboard.

PRINCIPAL BEDROOM
20'4" x 13'1" (min) (6.2m x 4.0m (min))
Window overlooking the back garden and four velux style roof lights set into the characterful vaulted ceiling.

EN SUITE SHOWER ROOM/W.C.
9'10" x 4'3" (3.0m x 1.3m)
Window to the side.

BEDROOM TWO
11'9" x 10'2" (3.6m x 3.1m)
Window to the front.

EN SUITE SHOWER ROOM/W.C.
Window to the side.

BEDROOM THREE
11'9" x 13'9" (max) (3.6m x 4.2m (max))
Window to the front and fitted wardrobes.

BEDROOM FOUR
15'5" x 10'5" (4.7m x 3.2m)
Window to the front.

BEDROOM FIVE
12'1" x 10'9" (3.7m x 3.3m)
Window to the rear.

BATHROOM/W.C.
11'5" x 6'10" (3.5m x 2.1m)
Window to the side and fitted with a four piece suite.

OUTSIDE
The property will be approached via a surfaced driveway providing ample off street parking and turning space leading up to the garaging. To the rear of the house there is a larger garden laid to lawn with a paved patio sitting area.

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

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.