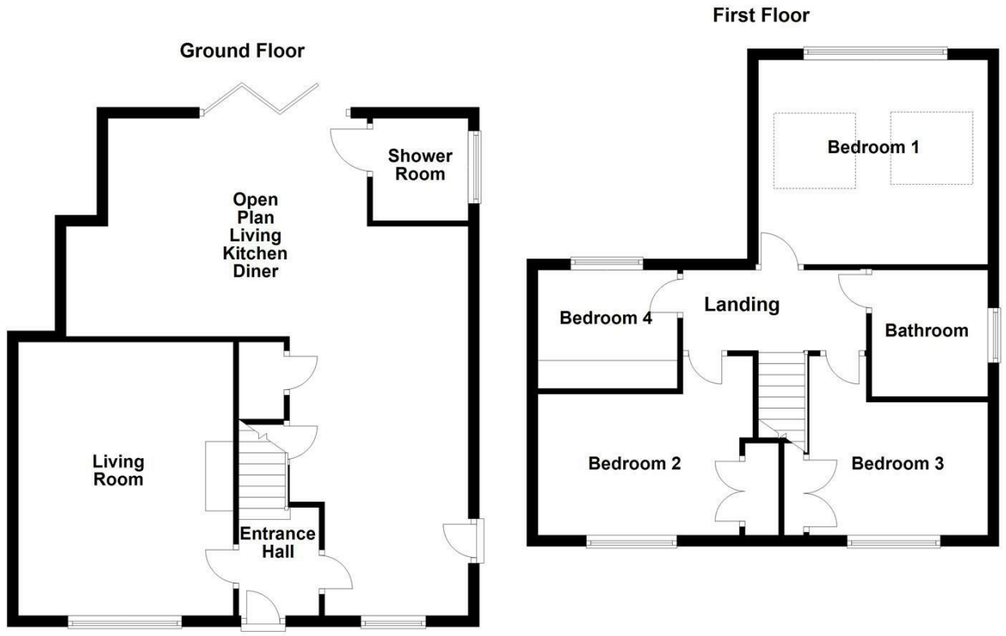
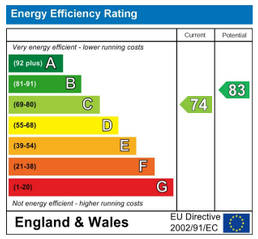



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Handsworth Road, Wakefield, WF2 7PJ

## For Sale Freehold Offers Over £250,000

A fantastic opportunity to acquire this exceptional four bedroom semi detached home, renovated to an extremely high standard throughout and offering stylish open plan living.

The property is accessed through a welcoming entrance hall with staircase featuring a glass balustrade and solid wood handrail leading to the first floor. The heart of the home is the impressive open plan kitchen diner, fitted with a central island, quartz work surfaces, integrated appliances and LVT flooring. Bi folding doors from the open plan kitchen diner open directly onto the rear garden, creating a seamless indoor to outdoor living space. The property also features a modern downstairs three piece shower room and a spacious living room with a multi fuel cast iron burner. To the first floor, the landing provides access to four well proportioned bedrooms and a modern three piece house bathroom. Externally, a patterned concrete driveway to the front provides ample off road parking. Double timber gates open to a continued driveway along the side of the property, leading to secure parking and the landscaped rear garden. The rear garden has been designed for low maintenance and incorporates an artificial lawn, a pebbled rockery border and a patterned concrete patio area ideal for outdoor dining. A substantial timber summer house with double doors and an attached storage shed provides additional versatile space, complete with power and lighting.

The property is conveniently located for amenities such as supermarkets, schools such as Kettlethorpe High School and shops. Local bus routes travel on a regular basis into Wakefield and for those looking to travel further afield Junction 39 of the M1 motorway is nearby. There are more scenic locations such as Newmillerdam Country Park and Pugneys Water Park are also nearby.

A beautifully finished home offering space, quality and modern living. An early viewing is highly recommended.

## ACCOMMODATION

## ENTRANCE HALL

A composite front entrance door leads into the entrance hall with karndean LVT flooring, staircase with glass balustrade leading to the first floor landing and a contemporary vertical radiator in dark grey. Solid oak doors with chrome handles provide access to the living room and the open plan kitchen living diner.

## LIVING ROOM

12'8" x 16'0" (3.88m x 4.89m )

UPVC double glazed window to the front elevation, central heating radiator and multi fuel cast iron burner set on a slate hearth with decorative brick interior and solid wooden mantle above. Inset ceiling spotlights.

## OPEN PLAN LIVING KITCHEN DINER

7'5" (min) x 23'8" (max) x 29'5" (2.28m (min) x 7.23m (max) x 8.97m)

Fitted with a range of shaker style wall and base units with quartz work surfaces and quartz upstands. Integrated Neff twin oven and grill with Neff microwave above, Neff four ring induction hob with extractor over and a central island with quartz work surface seating for four and a 1.5 sink and drainer with mixer tap. Integrated dishwasher, plumbing for washing machine, space for dryer and space for an American style fridge freezer. Two contemporary dark grey vertical radiators and additional radiator within the living area. UPVC double glazed window to the front, UPVC side door, aluminium bi-folding doors opening to the rear garden and a Velux window to the pitched ceiling within the living area. Inset ceiling spotlights, built in speaker system, under cupboard lighting and plinth lighting. Doors lead to a pantry cupboard with shelving, under stairs storage cupboard and the downstairs shower room.

## SHOWER ROOM/W.C.

5'6" x 5'10" (1.69m x 1.80m )

Three piece suite comprising low flush WC, wash basin set within vanity unit and shower cubicle with glass screen and mixer shower with rain shower head and attachment. Fully tiled walls, laminate flooring, chrome heated towel radiator, inset ceiling spotlights, extractor fan and frosted UPVC window to the side elevation.

## FIRST FLOOR LANDING

Inset ceiling spotlights and doors leading to four bedrooms and the house bathroom.

## BEDROOM ONE

3.69m x 4.12m

Two large Velux windows with built in blinds, UPVC double glazed window to the rear elevation, inset ceiling spotlights and contemporary dark grey radiator.

## BEDROOM TWO

12'10" x 12'10" (3.92m x 3.93m)

UPVC double glazed window to the front elevation, central heating radiator, inset ceiling spotlights, built in double wardrobe and loft access to the fully boarded loft with power and light.

## BEDROOM THREE

10'4" x 10'9" (3.17m x 3.28m)

UPVC double glazed window to the front elevation, central heating radiator, inset ceiling spotlights and fitted wardrobes with shelving.

## BEDROOM FOUR

9'11" x 4'9" (3.03m x 1.47m )

UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring, inset ceiling spotlights and fitted desk with built in drawers and wardrobes.

## BATHROOM/W.C.

5'4" x 7'11" (1.65m x 2.43m )

Modern three piece suite comprising low flush WC, circular wash basin set within high gloss vanity drawers with quartz work surface and L shaped panel bath with glass screen and mixer shower with rain shower head and attachment. Contemporary black heated towel radiator with chrome rail, inset ceiling spotlights and frosted UPVC window to the side elevation.

## OUTSIDE

Externally to the front there is a large pattern concrete driveway providing ample off road parking with double timber gates giving access down the side of the property to the rear garden. The rear garden features an L shaped patterned concrete patio ideal for outdoor dining and entertaining, artificial lawn and low maintenance pebble rockery borders. The garden is fully enclosed by timber fencing and includes multiple external power sockets and lighting. A large timber summer house with power and lighting provides useful storage and also includes a separate store or bike room accessed via a side door.

## COUNCIL TAX BAND

The council tax band for this property is A.

## 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.