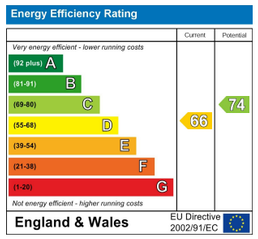
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

13 The Mount, Wakefield, WF2 8QW

For Sale Freehold Asking Price £475,000

A fantastic opportunity to purchase this four/five bedroom detached property situated within the highly desirable area of Thornes benefitting from snooker room, ample driveway parking and attractive enclosed gardens.

The property briefly comprises to the front from the sitting room, kitchen, utility room, inner hallway providing access to the living room, dining room, w.c. and versatile snooker room (which could be used as a further bedroom, subject to consent). The first floor landing leads to four bedrooms, shower room and four piece house bathroom. Outside to the front is a large driveway providing off road parking for several vehicles with a timber car port. Attractive lawned gardens wrap around the side of the property with gate leading to the rear garden. To the rear is an enclosed garden, predominantly laid to lawn with timber shed and paved patio area, perfect for al fresco dining. The garden enjoys a high degree of privacy surrounded by hedging with a gate leading to the woodland behind the property, ideal for those who enjoy dog walks or idyllic walks.

Situated in this popular part of Wakefield, the property is well placed to Thornes Park and local bus routes travelling to and from the city centre. Wakefield centre and Junction 39 of the M1 motorway are only a short distance away.

Offered for sale with no chain, only a full internal inspection will reveal the potential on offer at this family home and an early viewing comes highly recommended.

ACCOMMODATION

SITTING ROOM
13'5" x 10'1" (4.09m x 3.08m)
Timber front entrance door, UPVC double glazed window overlooking the front aspect, a set of UPVC double glazed sliding doors to the rear garden, coving to the ceiling and a feature archway into the kitchen.

KITCHEN
7'10" (min) x 12'3" (max) x 10'9" (2.39m (min) x 3.74m (max) x 3.29m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven, microwave oven and grill with four ring gas hob and cooker hood. Integrated fridge, space for a dishwasher, pull out swing drawers providing plenty of storage, serving hatch through to the dining room, coving to the ceiling, UPVC double glazed window overlooking the rear garden, doors to the utility room and inner hallway.

UTILITY
Fixed shelving, laminate work surface over with space for a fridge/freezer, washing machine and dryer.

INNER HALLWAY
Stairs to the first floor landing, coving to the ceiling, UPVC double glazed window overlooking the front aspect, dado rail, UPVC double glazed sliding doors into the snooker room and double doors to the boiler cupboard. Doors to the downstairs w.c., dining room and living room.

LIVING ROOM
11'11" x 18'9" (3.64m x 5.73m)
Set of UPVC double glazed sliding patio doors into the rear garden, UPVC double glazed window to the front aspect, sliding patio doors into the dining room, living flame effect gas fire on a marble hearth with marble decorative surround.

DINING ROOM
10'11" x 10'10" (3.34m x 3.32m)
UPVC double glazed window overlooking the rear aspect, serving hatch through to the kitchen and coving to the ceiling.

W.C.
3'2" (min) x 4'8" (max) x 7'10" (0.99m (min) x 1.44m (max) x 2.40m)
UPVC double glazed frosted window overlooking the side aspect, concealed cistern low flush w.c., wash hand basin and dado rail.

SNOOKER ROOM
25'1" (min) x 25'11" (max) x 18'7" (7.65m (min) x 7.90m (max) x 5.68m)
UPVC double glazed windows to the front and side, two set of sliding doors to the side, snooker table, dado rail, fixed shelving with storage cupboards below and gas fire with marble hearth, marble interior and wooden decorative surround.

FIRST FLOOR LANDING
Coving to the ceiling, UPVC double glazed window overlooking the front elevation, doors to four bedrooms, shower room and bathroom.

BEDROOM ONE
11'11" x 18'9" (3.65m x 5.73m)
UPVC double glazed windows to the front and rear, fitted mirror fronted double wardrobe, coving to the ceiling and fitted dressing table with fitted drawers.

BEDROOM TWO
9'7" (min) x 12'3" (max) x 18'7" (2.93m (min) x 3.75m (max) x 5.68m)
Currently utilised as a gym. UPVC double glazed windows overlooking the front elevation, coving to the ceiling, small cupboard door providing access into the eaves and built in timber sauna.

BEDROOM THREE
10'11" x 10'11" (3.34m x 3.34m)
UPVC double glazed window overlooking the rear elevation, fitted mirror fronted double wardrobe and coving to the ceiling.

BEDROOM FOUR
7'4" x 7'8" (2.24m x 2.36m)
UPVC double glazed window overlooking the rear elevation, fitted mirror fronted double wardrobe and door to a storage cupboard.

SHOWER ROOM/W.C.
5'10" x 3'0" (1.80m x 0.93m)
Built in shower cubicle with mixer shower, loft access, extractor fan and UPVC double glazed frosted window overlooking the side elevation.

BATHROOM/W.C.
7'10" x 9'7" (2.41m x 2.93m)
Four piece suite comprising panelled bath with jacuzzi style jets, concealed cistern low flush w.c., bidet and wash hand basin with storage and large vanity mirror. UPVC double glazed partially frosted window overlooking the side elevation, fixed shelving and storage cupboards.

OUTSIDE
To the front is a large driveway providing ample off road parking for several vehicles with timber car port to the left hand side There is a wrap-around lawned garden to the side with hedge borders. To the rear is a paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden with timber shed, completely surrounded by conifer hedges and privet hedges. There is a gate to the left hand side of the garden providing access into the woods behind the property, perfect for dog walks or those who enjoy idyllic walks.

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.