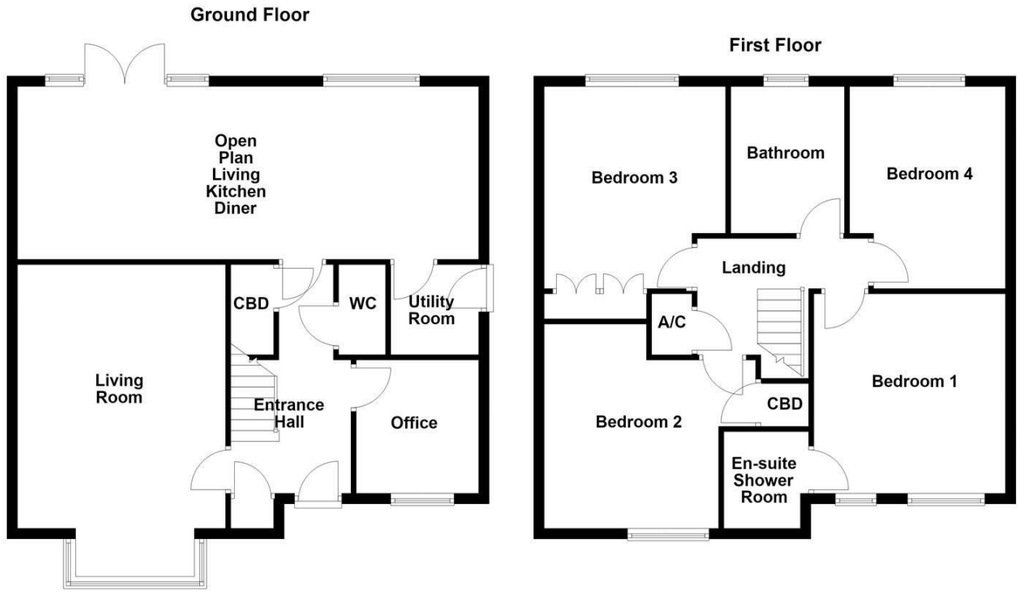
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





20 Prince Albert Road, Wakefield, WF1 2FP

For Sale Freehold £500,000

A superb opportunity to purchase this impressive four bedroom executive detached family home, situated on a modern and attractive residential development and offering spacious, beautifully presented accommodation throughout.

The property is entered through a particularly generous entrance hall with fully tiled flooring and doors providing access to a home office, downstairs W.C., useful understairs storage, cloakroom cupboard, spacious living room and the stunning open plan living kitchen diner. The living room features a bay window overlooking the front aspect and a decorative timber clad feature wall, while the open plan living kitchen diner forms the heart of the home. This superb space is fitted with quartz work surfaces, integrated appliances and French doors opening directly onto the landscaped rear garden. A separate utility room completes the ground floor accommodation.To the first floor are four double bedrooms and a contemporary four piece house bathroom. The principal bedroom benefits from its own stylish en suite wet room, while bedrooms three and four both feature fitted wardrobes.Externally, to the front is an attractive lawned garden with slate borders and a block paved driveway providing ample off road parking. The driveway leads to a detached single garage with power, lighting and side access, while the property also benefits from an electric vehicle charging point. The rear garden has been landscaped to create an impressive outdoor entertaining space, with two Indian stone paved patio areas, a central artificial lawn, raised planted borders, feature lighting and a timber pergola. A substantial summer house is currently utilised as a home office and benefits from power, lighting and a fully finished interior.

The property is conveniently situated for a range of local amenities and schools, with regular bus services providing access towards Wakefield city centre. The M1 motorway network is also within easy reach, making the property particularly convenient for those travelling further afield.

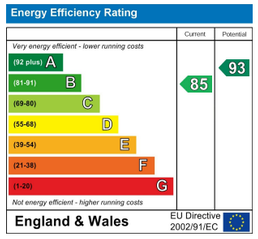
Only a full internal inspection will truly reveal everything this exceptional family home has to offer. An early viewing is highly recommended.

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
Composite front entrance door leading into the entrance hall. Fully porcelain tiled flooring, central heating radiator and staircase with handrail providing access to the first floor landing. Six doors provide access to the office, downstairs W.C., understairs storage cupboard, open plan living kitchen diner, cloakroom cupboard and living room. A wall mounted programmer / thermostat provides zoned heating control.

LIVING ROOM
19'5" x 19'10" (5.94 x 6.06)
Rectangular bay window with UPVC double glazed windows overlooking the front aspect, central heating radiator and wall mounted programmer / thermostat providing zoned heating control. Feature timber clad wall to one corner of the room



OFFICE
6'11" x 8'4" (2.13m x 2.55m)
UPVC double glazed window overlooking the front aspect and central heating radiator.

DOWNSTAIRS W.C.
5'7" x 2'11" (1.71m x 0.89m)
Fitted with a low flush W.C. with concealed cistern and pedestal wash basin with chrome mixer tap. Half tiled walls, fully tiled flooring, central heating radiator, ceiling mounted extractor fan and inset spotlights



OPEN PLAN LIVING KITCHEN DINER
29'0" x 10'9" (8.86m x 3.29m)
Fitted with a range of wall and base units with quartz work surfaces over and matching quartz upstands. Sink and drainer with drainer grooves inset into the work surface and swan neck mixer tap. Space for an American style fridge freezer, integrated twin ovens and grills, separate five ring gas hob with quartz splashback and AEG extractor hood above, together with an integrated Samsung dishwasher. Fully porcelain tiled flooring, two central heating radiators and inset spotlights to the ceiling. UPVC double glazed French doors with built-in blinds open directly onto the rear garden, with an adjoining UPVC double glazed side panel also incorporating built-in blinds. Further UPVC double glazed window overlooking the rear garden, also with built-in blind. Door providing access into the utility room.



UTILITY ROOM
5'7" x 5'2" (1.72m x 1.59m)
Fitted with a range of wall and base units with quartz work surfaces over and matching quartz upstands. Composite side entrance door, fully tiled flooring and central heating radiator. The condensing regular boiler is housed within one of the cupboards.

FIRST FLOOR LANDING
Loft access, central heating radiator with decorative cover and six doors providing access to four double bedrooms, the modern house bathroom and airing cupboard.

BEDROOM ONE
12'8" x 11'6" (3.88m x 3.53m)
Two UPVC double glazed windows overlooking the front elevation and central heating radiator. A wall mounted thermostat provides zoned heating control. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
5'4" x 5'2" (1.64m x 1.60m)
Designed as a wet room and fitted with a three piece suite comprising mixer shower with rainfall shower head and separate handheld shower attachment, wall mounted wash basin with mixer tap and low flush W.C. with concealed cistern. Chrome ladder style radiator, fully tiled walls and flooring, large vanity mirror, inset spotlights and ceiling mounted extractor fan.



BEDROOM TWO
12'9" x 10'11" (3.91 x 3.35)
UPVC double glazed window overlooking the front elevation and central heating radiator. Feature timber clad wall and door providing access into a storage cupboard positioned over the bulkhead of the stairs.



BEDROOM THREE
11'5" x 12'8" (3.48m x 3.87m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted double wardrobe with mirrored sliding doors providing generous storage.

BEDROOM FOUR
12'7" x 9'6" (3.85 x 2.90)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted double wardrobes extending along one wall.

HOUSE BATHROOM
9'2" x 7'1" (2.80m x 2.17m)
Fitted with a modern four piece suite comprising panelled bath with chrome mixer tap, low flush W.C. with concealed cistern, wall mounted wash basin with chrome mixer tap and enclosed shower cubicle with glazed door and mixer shower. Fully tiled walls within the shower enclosure, half tiled walls elsewhere and fully tiled flooring. Frosted UPVC double glazed window overlooking the rear elevation, inset spotlights, ceiling mounted extractor fan and central heating radiator



OUTSIDE
To the front is an attractive lawned garden with low maintenance slate borders. A block paved driveway provides ample off road parking and leads to the single detached garage. A paved pathway leads to the covered entrance porch with tiled roof above, sensor-operated up-and-down exterior light and double external power socket. An electric vehicle charging point is mounted to the side of the house. To the rear is a fully landscaped and enclosed garden incorporating a generous porcelain tiled patio area. A central artificial lawn is bordered by steps with inset lighting, leading to a second Indian stone paved patio area, ideal for outdoor dining and entertaining. There is also a timber pergola, raised low maintenance planted borders incorporating palm trees, external water connection and timber panel fencing to all three sides.

DETACHED GARAGE
Single detached garage with manual up and over door, power and lighting. Composite side entrance door provides access from the rear garden.

SUMMER HOUSE/HOME OFFICE
15'5" x 9'3" (4.72m x 2.82m)
Substantial timber summer house currently utilised as a home office. Solid timber flooring, fully plastered interior, inset spotlights, power and lighting.

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

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.