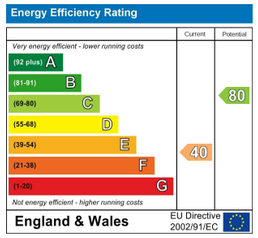


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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HORBURY 01924 260 022
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PONTEFRACT & CASTLEFORD 01977 798 844

# 5 Westfield Grove, Wakefield, WF1 3RS

## For Sale Freehold £525,000

A superb opportunity to acquire this substantial four storey period home, ideally situated in the heart of Wakefield offering versatile and spacious living accommodation arranged over four levels, including a self contained two bedroom apartment to the lower ground floor, this property is ideally suited to large families or those seeking multi-generational living.

The property retains a wealth of original character features, complemented by modern updates, and briefly comprises to the ground floor: entrance vestibule, grand reception hall, spacious living room with bay window and feature fireplace, large dining room and a modern fitted kitchen/diner with integrated appliances. The lower ground floor acts as a self contained two bedroom apartment featuring a spacious lounge/diner, fitted kitchen, shower room and two well proportioned bedrooms. The first floor landing provides access to three generous double bedrooms and a modern three piece shower room. A further set of stairs leads to the second floor with two additional double bedrooms and a stylish three piece family bathroom. Externally, the property enjoys an attractive lawned front garden with central pathway with permit parking available to the front. To the rear is an enclosed, low maintenance yard with tarmac and patio seating area, planted borders, and a brick built outhouse providing useful storage, all enclosed by fencing and brick walls with gated access to the rear street.

The property is located within walking distance of local amenities, schools, and popular restaurants. Perfectly positioned for commuters, the property benefits from excellent transport links with regular bus services to Wakefield city centre, as well as easy access to both the M1 and M62 motorways.

Offering generous and flexible accommodation throughout, only a full internal inspection will reveal the true size, quality and potential of this impressive family home. An early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE VESTIBULE
A solid wooden entrance door leads to the entrance vestibule. There is a half circle single timber glazed sun light above the door, coving to the ceiling, fully tiled floor and a wooden door leading into the reception hall.

### RECEPTION HALL
25'4" x 4'5" (min) x 6'5" (max) (7.73m x 1.37m (min) x 1.96m (max))
Fully tiled floor, coving to the ceiling, central heating radiator, dado rail and a solid wooden staircase leading to the first-floor landing. Doors providing access to the living room, dining room and the inner hallway.

### LIVING ROOM
13'5" x 16'9" (min) x 19'10" (max) (4.11m x 5.13m (min) x 6.05m (max))
Solid wooden floor, open fire with cast iron detailing and solid wooden surround. Timber single glazed bay window overlooking the front aspect, detailed ceiling rose, ornate coving to the ceiling, picture rail and central heating radiator.

### DINING ROOM
12'11" (min) x 15'6" (max) x 18'7" (3.94m (min) x 4.73m (max) x 5.67m)
Solid wooden floor, timber single glazed bay window overlooking the front aspect, ornate coving to the ceiling, detailed ceiling rose, picture rail, tall skirting boards, central heating radiator, open fire with tiled hearth, tiled decorative interior, solid wooden surround and marble outline.

### INNER HALLWAY
Solid wooden floor, doors providing access to the kitchen/diner and the rear porch.

### KITCHEN/DINER
11'7" (min) x 12'10" (max) x 15'2" (3.55m (min) x 3.92 (max) x 4.63m)
Fitted with a range of wall and base units with laminate work surfaces incorporating 1 1/2 stainless steel sink and drainer with swan neck mixer tap. Integrated oven and grill, integrated microwave oven above, and separate four ring hob. Full sized integrated dishwasher, integrated washing machine and integrated fridge/freezer. Built in wine rack, display cabinets, two UPVC double glazed windows to the rear aspect, detailed ceiling rose, ornate coving, central heating radiator and tall skirting boards throughout.

### REAR PORCH
Solid wooden door to the rear garden, opening to the boiler cupboard with fixed shelving, inset spotlights to the ceiling and door with staircase leading down to the lower ground floor.

## LOWER GROUND FLOOR

### BEDROOM SIX
12'7" (min) x 15'2" (max) x 18'4" (3.85m (min) x 4.64m (max) x 5.60m)
UPVC double glazed frosted window to the front aspect, laminate flooring, inset spotlights to the ceiling and contemporary wall mounted radiator.

### BEDROOM SEVEN
11'3" x 12'4" (min) x 15'3" (max) (3.45m x 3.77m (min) x 4.65m (max))
UPVC double glazed window to the rear aspect, laminate flooring, inset spotlights to the ceiling and contemporary wall mounted radiator.

### SHOWER ROOM/W.C.
12'9" x 3'1" (min) x 6'0" (max) (3.90m x 0.95m (min) x 1.83m (max))
Comprising a three piece suite including enclosed shower cubicle with glazed screen to the front with mixer shower within, wash basin with chrome mixer tap set into high gloss furniture below, and low flush w.c. Part tiled walls, inset spotlights to the ceiling, extractor fan, wall mounted radiator and fully tiled floor.

### LIVING ROOM
13'8" x 16'7" (min) x 19'5" (max) (4.17m x 5.06m (min) x 5.93m (max))
Laminate flooring, inset spotlights to the ceiling, contemporary radiator, UPVC double-glazed frosted window to the front aspect and a feature archway leading into the kitchen.

### KITCHEN
4'3" x 11'3" (1.32m x 3.45m)
Range of wall and base units with laminate work surfaces incorporating stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for washing machine, integrated oven and grill, four ring induction hob with extractor above and space for a large freestanding fridge/freezer. Built in wine rack, inset spotlights to the ceiling and fully tiled floor.

### FIRST FLOOR LANDING
Ornate coving to the ceiling, central heating radiator and solid wooden staircase leading to the second floor. Doors provide access to three bedrooms and the modern shower room.

### BEDROOM ONE
11'6" (min) x 12'4" (max) x 16'9" (3.52m (min) x 3.77m (max) x 5.13m)
Ornate coving to the ceiling, central heating radiator, feature period fireplace painted black with solid marble surround, and UPVC double glazed window overlooking the front elevation.

### BEDROOM TWO
13'0" x 15'6" (3.98m x 4.74m)
Ornate coving to the ceiling, central heating radiator, timber single glazed sash window to the front elevation, built in double wardrobe and fireplace painted black with solid wooden surround.

### BEDROOM THREE
15'4" (max) x 12'9" (min) x 11'5" (4.68m (max) x 3.91m (min) x 3.50m)
UPVC double-glazed window to the rear elevation, ornate coving to the ceiling, decorative fireplace painted white with tiled detailing, marble edging and solid wooden surround, built-in single wardrobe, and central heating radiator.

### HOUSE SHOWER ROOM/W.C.
10'0" x 5'5" (3.06m x 1.67m)
Modern suite comprising walk in shower cubicle with rain shower head, wash basin with chrome mixer tap set into vanity drawers and low flush w.c. Half tiled walls, chrome heated radiator and timber single glazed sash window to the front elevation.

### W.C.
2'10" x 4'5" (0.87m x 1.36m)
High flush w.c., wall mounted wash basin and UPVC double glazed frosted window to the rear elevation.

### SECOND FLOOR LANDING
Timber single glazed sash window to the rear elevation, exposed solid wooden beam, solid wooden floor and central heating radiator. Doors provide access to two bedrooms and a bathroom.

### BATHROOM/W.C.
10'7" x 10'0" (3.24m x 3.07m)
Comprising a three piece suite with panelled bath with mixer tap and shower attachment, pedestal wash basin and low flush w.c. Timber double glazed Velux window to the rear elevation, central heating radiator, decorative Victorian style fireplace painted black and small timber door providing access into eaves storage.

### BEDROOM FOUR DRESSING AREA
6'3" x 5'10" (1.92m x 1.78m)
Exposed beam feature, archway into bedroom four and door into a built in wardrobe.

### BEDROOM FOUR
12'11" x 11'1" (3.95m x 3.38m)
Timber single glazed window to the front elevation, central heating radiator and a decorative Victorian style fireplace.

### BEDROOM FIVE
10'9" x 13'3" (3.29m x 4.04)
Timber single glazed window to the front elevation, central heating radiator, a decorative Victorian style fireplace and exposed beams to the ceiling.

### OUTSIDE
To the front there is permit parking with an attractive lawned garden with planted borders, stone boundary walls and timber panel fencing. A concrete pathway leads to the front door. To the rear, there is a low maintenance yard with planted edge border, timber panelled fencing and solid brick built walls with a timber gate providing access to the rear street. There is also a brick built outhouse with timber door providing useful storage along with a water point connection and outside lighting on a sensor.

### 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.