Richard Kendall Estate Agent

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1 Whitehall Crescent, Wakefield, WF1 2AQ

For Sale Freehold £269,950

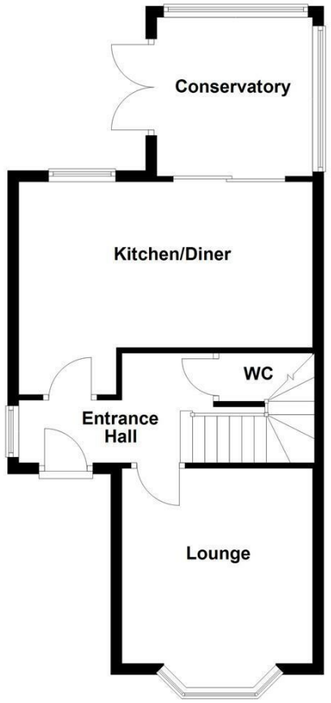
Superbly appointed throughout, this spacious three bedroom semi detached home benefits from UPVC double glazing and gas central heating and is offered for sale with no onward chain.

The accommodation briefly comprises an entrance hall, downstairs w.c., living room, and a superb open plan kitchen diner which flows through to a conservatory, providing excellent living and entertaining space. Stairs lead to the first floor, where there are three well proportioned bedrooms and a modern house bathroom. Externally, the property offers a block paved driveway and garden to the front, providing off street parking and access to a detached concrete sectional garage. To the rear is a low maintenance garden featuring a stone flagged patio area along with two useful outbuildings.

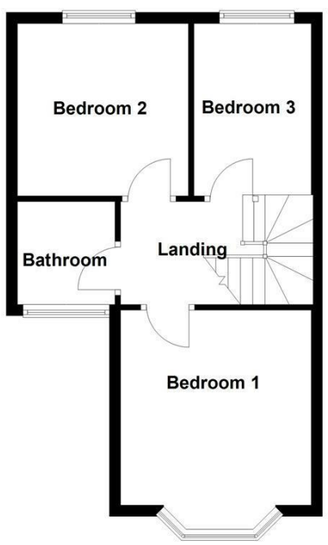
The property is well positioned for local amenities including shops and schools, with regular bus routes nearby and convenient access to the city centre and motorway network, ideal for those commuting further afield.

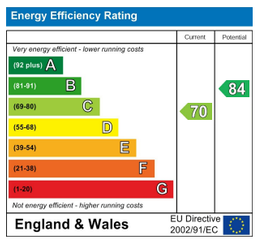
An ideal home for a first time buyer, couple or family looking to step onto the property market, and an early viewing is highly recommended.

Ground Floor



First Floor





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
Laminate flooring, stairs rising to the first floor landing, and doors leading to the downstairs w.c., lounge, and kitchen diner. A double glazed frosted window to the side elevation.

W.C.
A low flush w.c. and wash basin with tiled splashback. Tiled flooring and a central heating radiator.

LOUNGE
11'11" x 12'5" (3.64m x 3.79m)
A walk-in bay window with double glazed UPVC windows to the front elevation, a central heating radiator, and a gas fire with tiled back and hearth and no wooden surround.

KITCHEN/DINER
16'9" x 12'7" (max) x 10'10" metres (min) (5.13m x 3.85m (max) x 3.31 metres (min))
Fitted with a modern range of wall and base units with work surfaces over, incorporating a 1.5 stainless steel sink with Quooker tap. Integrated appliances include an oven and grill, dishwasher, and a fridge/freezer. A Hotpoint stainless steel gas hob with extractor over. A breakfast bar area, laminate flooring throughout, a central heating radiator, and useful understairs storage housing space and plumbing for a washing machine. Double glazed UPVC sliding patio doors lead into the conservatory. The gas combination boiler is also located within the kitchen diner.

CONSERVATORY
10'2" x 10'1" (3.12m x 3.08m)
Fully double glazed UPVC on a brick built base and benefits from a solid tiled roof. Recessed spotlights are fitted, and French doors lead out to the rear garden.

FIRST FLOOR LANDING
Provides access to three bedrooms and the house bathroom.

BEDROOM ONE
9'9" x 12'11" (2.99m x 3.96m)
A walk in bay window with double glazed UPVC windows to the front elevation, a central heating radiator, and fitted wardrobes to one side of the room.

BEDROOM TWO
10'0" x 9'10" (3.05m x 3.02m)
A double glazed UPVC window to the rear elevation, a central heating radiator, and fitted wardrobes to one side of the room.

BEDROOM THREE
5'4" (min) x 6'6" (max) x 10'10" (1.64m (min) x 2.00m (max) x 3.32m)
A double glazed UPVC window to the rear elevation, a central heating radiator, loft access, and an airing cupboard.

BATHROOM/W.C.
5'8" x 6'0" (1.75m x 1.83m)
Fitted with a concealed wash basin set within vanity units, a panelled bath with mixer shower over, fully tiled walls, a central heating radiator, and a double glazed frosted UPVC window to the front elevation.

OUTSIDE
To the front of the property there is a lawned garden with gated access to a block paved driveway providing off road parking. The driveway leads to a detached sectional concrete garage. To the rear, the garden is mainly stone flagged with a patio area and also includes a timber framed outhouse and shed, both of which are to remain.

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

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.