Richard Kendall Estate Agent

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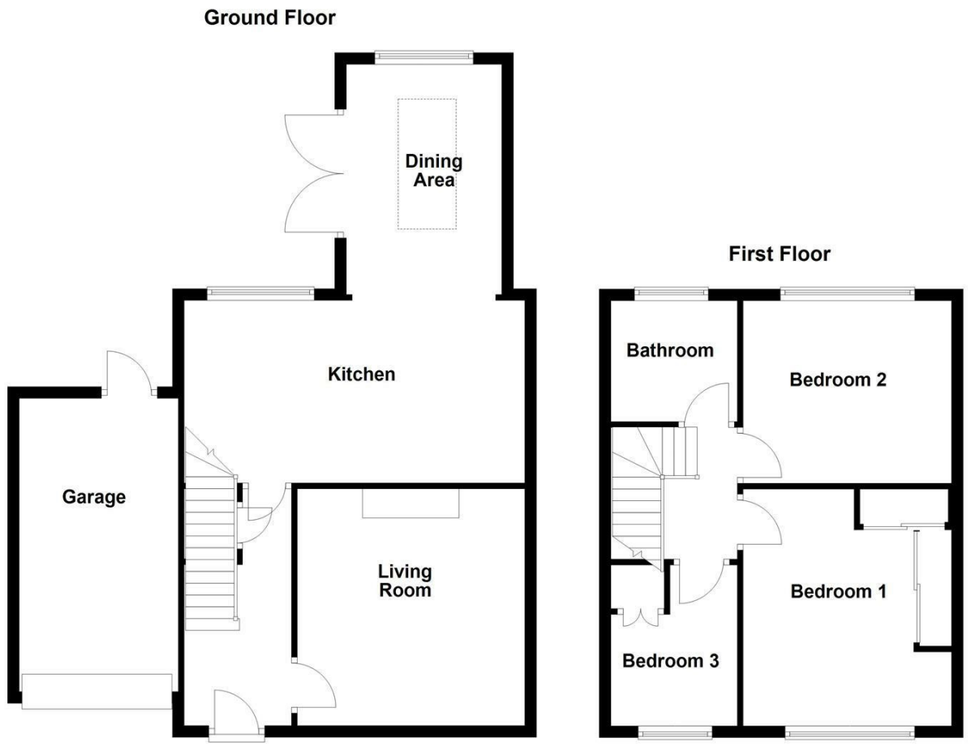


19 St Johns Mount, St Johns, Wakefield, WF1 2RR

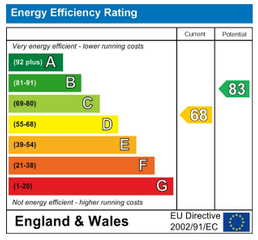
For Sale Freehold £279,000

This beautifully presented three bedroom semi detached home is ideally located just outside Wakefield city centre in the highly sought after area of St Johns.

The accommodation is arranged over two floors and, to the ground floor, comprises a welcoming entrance hall, a cosy living room, and an open plan kitchen/diner. The dining area benefits from an extension with a skylight, creating a bright and airy space. To the first floor, there are three well proportioned bedrooms served by a modern house bathroom. Externally, the property offers a generous driveway to the front, while to the rear there is an enclosed, low maintenance garden, providing an ideal space for outdoor dining and entertaining.

Situated within easy reach of Wakefield city centre, the property enjoys access to a wealth of local amenities, highly regarded schools, the motorway network and Wakefield Westgate train station, making it an excellent choice for commuters.

Presented in move-in condition, this property is sure to appeal to a wide variety of buyers, and 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.

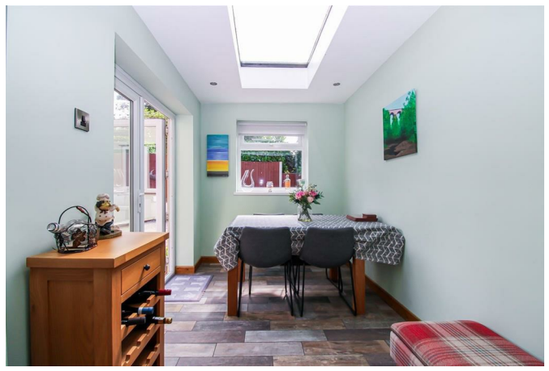
ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door with frosted windows to either side, stairs to the first floor landing, useful understairs storage cupboard, central heating radiator and doors to the living room and kitchen.

LIVING ROOM
12'10" (max) x 11'11" (3.92m (max) x 3.64m)
A feature fireplace with inset gas fire, central heating radiator and UPVC double glazed window to the front.

KITCHEN
18'2" x 8'9" (5.56m x 2.68m)
Range of wall and base units with complementary laminate work surface over incorporating 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated electric double oven/microwave, integrated slimline dishwasher, integrated washing machine, space for a larder style fridge/freezer and space for a dryer. Double central heating radiator, coving to the ceiling and an archway leading into the dining area.

DINING AREA
9'9" x 6'9" (2.99m x 2.06m)
UPVC double glazed window and French doors to the rear garden, spotlights and skylight window providing a wealth of natural light.



FIRST FLOOR LANDING
Doors to three bedrooms and house bathroom. UPVC double glazed window to the side, loft hatch with pull down ladder accessing the fully boarded loft with skylight window and light.

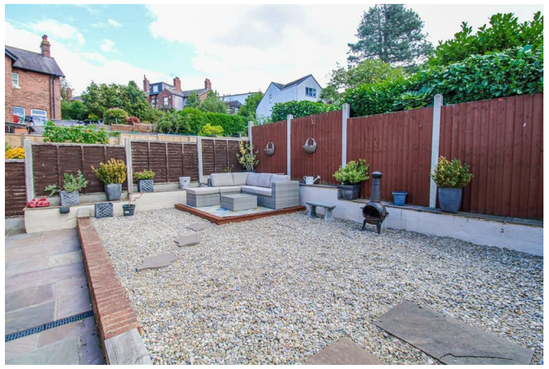
BEDROOM ONE
12'10" (max) x 11'0" (3.93m (max) x 3.36m)
UPVC double glazed window to the front, central heating radiator and a range of built in bedroom storage.

BEDROOM TWO
8'11" x 10'11" (2.73m x 3.34m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
6'10" (max) x 8'11" (2.1m (max) x 2.73m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and useful built in storage over the bulkhead.

BATHROOM/W.C.
5'9" x 6'10" (1.76m x 2.1m)
Three piece suite comprising bath with electric shower over, low flush w.c. and pedestal wash basin with mixer tap. UPVC double glazed frosted window to the rear, chrome heated towel rail, tiled walls and floor.

OUTSIDE
To the front of the property is a generous driveway providing off street parking for two/three vehicles leading to the single garage. To the rear is a low maintenance enclosed garden with Indian stone paved patio seating area, a further raised gravelled seating area, surrounded by timber fencing.



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.