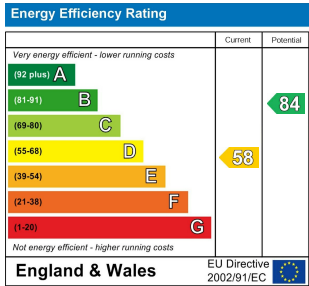


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 53 Forest Close, Wakefield, WF1 4TL

### For Sale Freehold £265,000

Nestled within a cul-de-sac and perfectly positioned within easy reach of both Wakefield city centre and Pinderfields Hospital is this superbly presented and extended three double bedroom detached family home. Offering spacious and versatile accommodation throughout, the property features a modern fitted kitchen and bathroom, as well as a convenient ground floor wet room, ideal for accessibility, making this an exceptional opportunity not to be missed.

The property briefly comprises a welcoming entrance vestibule leading to two spacious reception rooms, one with access to the first floor landing and the other flowing through to the dining room. The dining room provides access to the modern wet room and the kitchen, which opens onto the rear garden. To the first floor, a landing provides access to the loft space, three double bedrooms, a stylish house bathroom and additional fitted storage. Externally, the front garden is mainly laid to lawn with mature shrubs and floral borders, complemented by a tarmac driveway providing off-road parking for up to three vehicles and leading to a single integral garage with a manual up-and-over door. To the rear, there is a generous lawned garden with planted borders and a paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, offering a safe and private space for children and pets.

Ideally located just outside Wakefield city centre, this home enjoys close proximity to a range of local amenities, well regarded schools and the highly regarded Pinderfields Hospital. Excellent transport links are available, with nearby bus routes, two train stations offering connections to Leeds, Manchester and London, and easy access to both the M1 and M62 motorway networks for commuters.

This property represents a wonderful opportunity for families or professionals alike, and an early viewing is highly recommended to fully appreciate the quality and space on offer.





## ACCOMMODATION

### ENTRANCE VESTIBULE

Frosted UPVC double glazed door with a door through to the living room.

### LIVING ROOM

17'5" x 18'6" [max] x 5'3" [min] [5.32m x 5.64m [max] x 1.62m [min]]  
Two central heating radiators, staircase to the first floor landing, UPVC double glazed box window to the front, door through to the dining room, coving to the ceiling and decorative fireplace with marble hearth, surround and mantle.



### DINING ROOM

8'6" x 9'10" [2.60m x 3.00m]  
UPVC double glazed window to the side, coving to the ceiling, central heating radiator and doors leading to the wet room/utility and kitchen.



### KITCHEN

8'4" x 8'5" [2.56m x 2.58m]  
Fitted with a range of shaker style wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashback, space and plumbing for a gas cooker, space for fridge freezer and space/plumbing for a dishwasher. Frosted UPVC double glazed door to the rear garden and UPVC double glazed window to the rear elevation.

### WET ROOM/UTILITY

7'2" x 8'7" [2.20m x 2.62m]  
Coving to the ceiling with extractor fan, frosted UPVC double glazed window to the side, central heating radiator, wash basin with mixer tap, and an electric shower with head attachment. Fully tiled throughout with plumbing for a washing machine and tumble dryer and laminate work surface over.



### FIRST FLOOR LANDING

UPVC frosted glazed window to the side, loft access and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

12'6" x 11'9" [max] x 9'2" [min] [3.82m x 3.60m [max] x 2.81m [min]]  
Fitted with two wardrobes and storage units, built in vanity unit, central heating radiator and UPVC window overlooking the rear elevation.



### BEDROOM TWO

11'5" x 9'2" [3.50m x 2.81m]  
UPVC double glazed window to the front and central heating radiator.



### BEDROOM THREE

8'8" x 9'0" [2.66m x 2.75m]  
UPVC double glazed window to the front and central heating radiator.

### BATHROOM/W.C.

8'8" x 6'4" [max] x 3'8" [min] [2.65m x 1.95m [max] x 1.13m [min]]  
Frosted UPVC double glazed window to the rear, central heating radiator, concealed cistern w.c., ceramic wash basin set within a vanity storage unit with mixer tap and a panelled bath with mixer tap and shower head. Half tiled walls.



### OUTSIDE

To the front of the property, the garden is mainly laid to lawn with planted features, mature shrubs and flowers. A tarmac driveway provides off street parking for two to three vehicles. The rear garden is also mainly laid to lawn with established planting, mature trees, and shrubs. There is space for a garden shed and a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it perfect for pets and children.



### 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.