



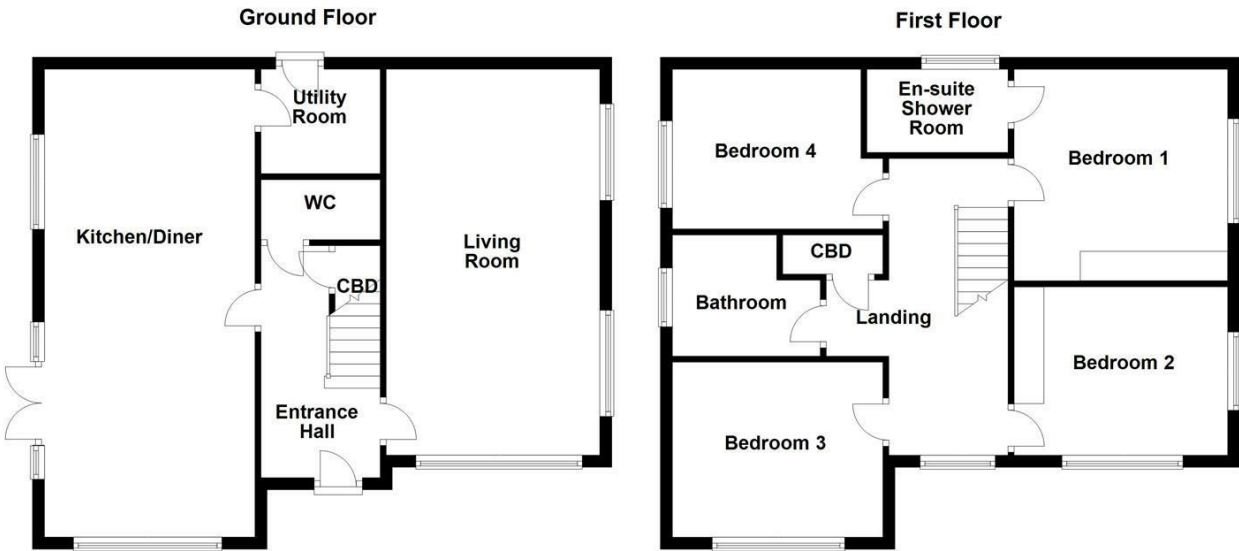
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

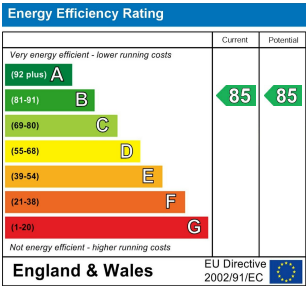


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 16 Blackwell Crescent, City Fields, Wakefield, WF1 4FZ

### For Sale Freehold £425,000

A fantastic opportunity to purchase this four bedroom detached family home located on this modern and attractive development, this stunning home benefits from ample off road parking and attractive landscaped rear garden.

The property briefly comprises of the entrance hall, open plan kitchen/diner, downstairs w.c. and spacious living room with feature marble fire. The first floor landing leads to four double bedrooms (the principal bedroom with en suite) and the house bathroom/w.c. Outside to the front of the property is paved pathway with steps leading to the front door and a lawned garden flowing around the side of the property leading to a driveway providing off road parking for three vehicles and a single detached garage. To the rear is a South-East Facing garden incorporating an Indian stone paved pathway leading to an Indian stone paved patio area, perfect for al fresco dining overlooking an attractive lawned garden with second large Indian stove paved patio at the rear with superb planted borders and surrounded by solid brick built walls.

The property is ideally located for anyone working in Pinderfields, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, staircase to the first floor landing, doors to the living room, downstairs w.c., kitchen/diner and understairs storage cupboard.

KITCHEN/DINER

11'5" x 25'5" [3.50m x 7.76m]

Range of wall and base units with laminate work surface and laminate upstanding above, central island with breakfast bar [not fixed so can be moved], integrated twin oven and grill with four ring gas hob, stainless steel splash back and cooker hood. 1 1/2 stainless steel sink and drainer with mixer tap, integrated AEG dishwasher, integrated fridge/freezer, karndean floor and door to the utility room. UPVC double glazed windows to the front and side aspect, two central heating radiators, inset spotlights to the ceiling, downlights built into the wall cupboards and a set of UPVC double glazed French doors with window panels to either side and built in blinds.



UTILITY

6'4" x 5'8" [1.95m x 1.74m]

Range of wall and base units with laminate work surface over and laminate upstanding above, plumbing and drainage for a washing machine, space for a dryer, stainless steel sink and drainer with mixer tap, inset spotlights to the ceiling, karndean flooring, central heating radiator, inset spotlights to the ceiling and composite rear entrance door.

W.C.

6'5" x 3'3" [1.98m x 1.0m]

Fully tiled floor, low flush w.c., wall hung wash basin with chrome mixer tap and tiled splash back. Central heating radiator, inset spotlights to the ceiling and extractor fan.

LIVING ROOM

11'8" x 21'1" [3.58m x 6.43m]

Feature fireplace with full marble hearth, surround and electric fire within. UPVC double glazed windows to the side and front aspect and two central heating radiators.



FIRST FLOOR LANDING

Loft access with pull down ladder to fully boarded loft with light, ventilation system, central heating radiator, UPVC double glazed window overlooking the front elevation and doors to four bedrooms, airing cupboard and modern house bathroom.

BEDROOM ONE

11'10" x 11'6" [max] x 9'5" [min] [3.63m x 3.52m [max] x 2.89m [min]]

Two double built in wardrobes, UPVC double glazed window overlooking the side elevation, central heating radiator and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'10" x 4'5" [2.39m x 1.35m]

Three piece suite comprising larger than average shower cubicle with mixer shower, wall hung wash basin with chrome mixer tap and low flush w.c. Fully tiled walls and floor. Wall mounted shaver socket point, UPVC double glazed frosted window to the rear elevation, inset spotlights to the ceiling and chrome ladder style radiator.

BEDROOM TWO

11'10" x 9'2" [3.63m x 2.81m]

Two UPVC double glazed windows overlooking the front and side elevation, fitted wardrobes to one wall providing a wealth of storage and central heating radiator.



BEDROOM THREE

11'5" x 9'6" [3.48m x 2.91m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR

11'4" x 10'3" [min] x 8'8" [max] [3.46m x 3.14m [min] x 2.65m [max]]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

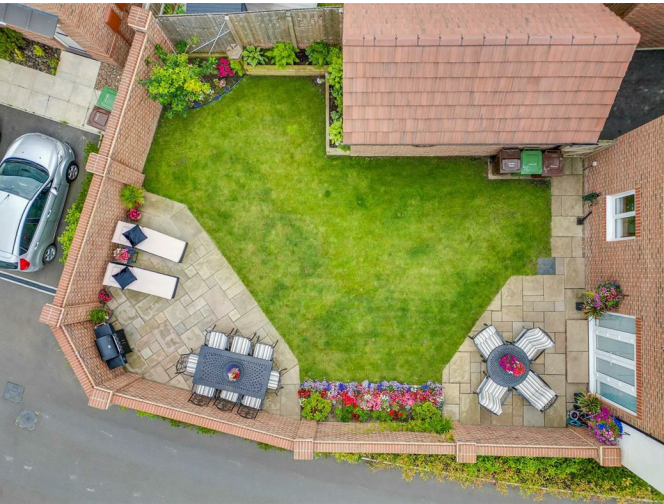
7'11" [max] x 5'6" [min] x 6'6" [2.43m [max] x 1.68m [min] x 2.0m]

Three piece suite comprising panelled bath with mixer tap and mixer shower over, low flush w.c. and wall hung wash basin with chrome mixer tap and vanity mirror over. Chrome ladder style radiator, fully tiled walls and floor. Inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property is a paved pathway with steps with cast iron railing leading to the front door and an attractive lawned garden flowing around the side of the property to a large tarmacadam driveway with electric car charging port providing ample off road parking for three vehicles leading to the single detached garage with manual up and over door, power and light, as well as a second electric car charging port. To the rear is a South-East Facing garden incorporating an Indian stone paved pathway leading to an Indian stone paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden with second large Indian stove paved patio at the rear with superb planted borders and surrounded by solid brick built walls.



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.