



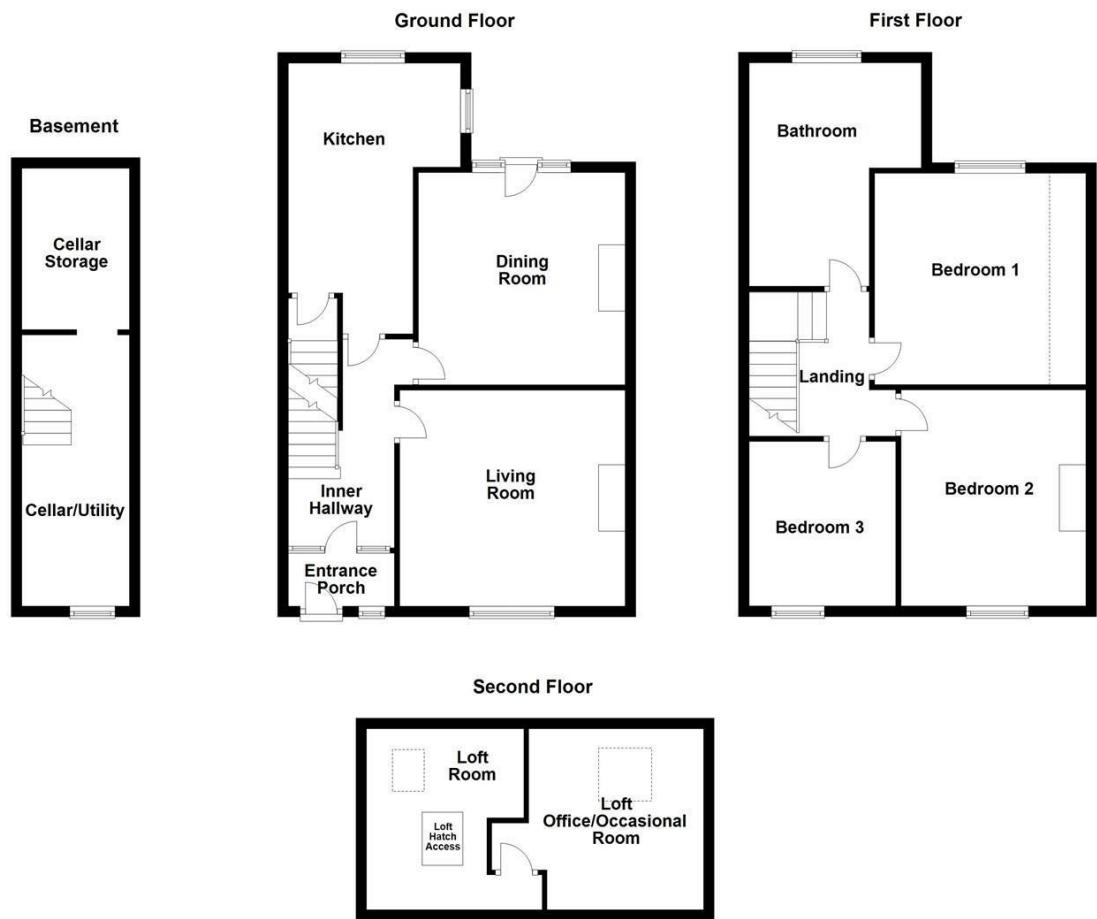
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

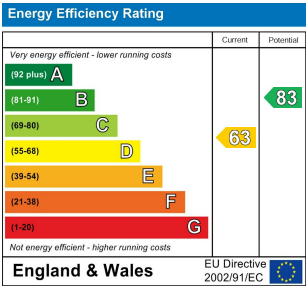


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**290 Leeds Road, Newton Hill, Wakefield, WF1 2HY**  
**For Sale Freehold £280,000**

Situated in Newton Hill is this deceptively spacious and well appointed three bedroom semi detached property benefitting from spacious reception rooms, useful loft rooms and enclosed rear garden.

The property briefly comprises porch leading into the entrance hall, living room, dining room and kitchen leading down to two cellar rooms, ideal for storage. The first floor landing leads to three double bedrooms and house bathroom/w.c. with two loft rooms [one currently used as an office]. Outside to the front is a small buffer garden with pathway to the front door. To the rear is a lawned garden with paved patio area, perfect for outdoor dining, surrounded by timber fencing.

The property is ideally located for all local shops and amenities including schools with Pinderfields Hospital and Wakefield city centre being only a short distance away. For those looking to travel further afield for work, Outwood train station is nearby.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### PORCH

3'3" x 6'6" [1.0m x 2.0m]  
UPVC double glazed front entrance door, coving to the ceiling, tiled floor, UPVC double glazed window to the front and further door to the entrance hall.

### ENTRANCE HALL

12'10" x 7'6" [max] x 3'6" [min] [3.92m x 2.31m [max] x 1.08m [min]]  
Stairs to the first floor landing, coving to the ceiling, picture rail, tiled floor, dado rail, central heating radiator and doors to the living room, dining room and kitchen.



### LIVING ROOM

13'4" x 13'11" [max] x 12'8" [min] [4.07m x 4.26m [max] x 3.88m [min]]  
Coving to the ceiling, ceiling rose, picture rail, parquet wooden floor and gas fireplace with tiled hearth, surround and wooden mantle.



### DINING ROOM

13'3" x 12'11" [max] x 11'9" [min] [4.06m x 3.94m [max] x 3.6m [min]]  
UPVC double glazed door to the rear garden, coving to the ceiling, picture rail, ceiling rose and multi burning stove with slate hearth and exposed brick surround.



### KITCHEN

16'8" x 8'11" [max] x 4'0" [min] [5.1m x 2.72m [max] x 1.23m [min]]  
Range of modern wall and base units with resin work surface over, ceramic 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood above, space and plumbing for a washing machine, integrated dishwasher and integrated fridge/freezer. Access down to the cellar, UPVC double glazed windows to the rear and side, coving to the ceiling

### CELLAR

16'9" x 6'6" [max] x 3'4" [min] [5.11m x 2.0m [max] x 1.02m [min]]  
Space and plumbing for a dyer, UPVC double glazed window to the front, an opening to the cellar storage area and the Worcester combi boiler is housed in here.

### CELLAR STORE ROOM

6'6" x 9'11" [2.0m x 3.04m]  
Power and light.

### FIRST FLOOR LANDING

Coving to the ceiling, stained glass skylight, loft access and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

10'5" x 13'3" [3.19m x 4.06m]  
Fitted wardrobes, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose and picture rail.



### BEDROOM TWO

13'4" x 11'5" [max] x 10'4" [min] [4.08m x 3.5m [max] x 3.16m [min]]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and picture rail.



### BEDROOM THREE

10'2" x 8'11" [3.1m x 2.74m]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and picture rail.

### BATHROOM/W.C.

14'4" x 9'0" [max] x 6'0" [min] [4.38m x 2.75m [max] x 1.84m [min]]  
Four piece suite comprising low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment and separate shower cubicle with shower head and glass shower screen. UPVC double glazed frosted window to the rear, central heating radiator, spotlights, coving to the ceiling and partially tiled.



### LOFT ROOM

11'6" x 9'7" [max] x 7'0" [min] [3.52m x 2.93m [max] x 2.14m [min]]  
Stained glass skylight, access to storage eaves and door through to the office room.

### LOFT OCCASIONAL ROOM

9'8" x 13'5" [max] x 10'9" [2.96m x 4.11m [max] x 3.29m]  
Currently used as an office. Velux skylight, set of sliding doors accessing further storage and central heating radiator.



### OUTSIDE

To the front of the property is a small slate buffer garden with planted features and concrete pathway leading to the front door. To the rear is a lawned garden with block paved patio area, perfect for outdoor dining and entertaining, fully enclosed 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.