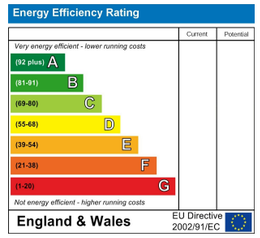


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

96 Parkhill Crescent, Wakefield, WF1 4HA

For Sale Freehold £210,000

Situated in a popular residential area of Wakefield is this extended three bedroom semi-detached home. Offering well presented and spacious accommodation throughout, the property benefits from off road parking, and a fully enclosed south-east facing rear garden, making it an ideal purchase for first time buyers, young families, and commuters alike.

The accommodation briefly comprises an entrance hall with a staircase rising to the first floor landing and open access into the lounge. The lounge features a charming brick built fireplace as its focal point and leads through double doors into the impressive extended lounge diner, whilst also providing access to the kitchen. The standout feature of the home is the single-storey rear extension, creating a superb lounge diner with a lantern roof, spotlights to the ceiling, and French doors opening onto the rear garden. The extension also provides access to a side porch extension and a convenient downstairs WC. To the first floor, the landing provides access to two generously sized double bedrooms, a well proportioned single bedroom, and a modern three piece family bathroom. Loft access is also available from the landing. Externally, the property benefits from a block paved driveway providing off road parking for one vehicle, alongside a low maintenance planted area and gated side access leading to the rear garden. The south-east facing rear garden is fully enclosed by timber fencing and features a timber decked seating area alongside a lawned garden, creating an excellent outdoor space for relaxing and entertaining. Further benefits include gas central heating and UPVC double glazing throughout.

The property is ideally positioned close to a range of local amenities, well regarded schools, and transport links. Wakefield city centre is within easy reach, while Sandal & Agbrigg railway station and Pinderfields Hospital are both conveniently accessible. Excellent motorway connections are also nearby, making this an ideal location for commuters.

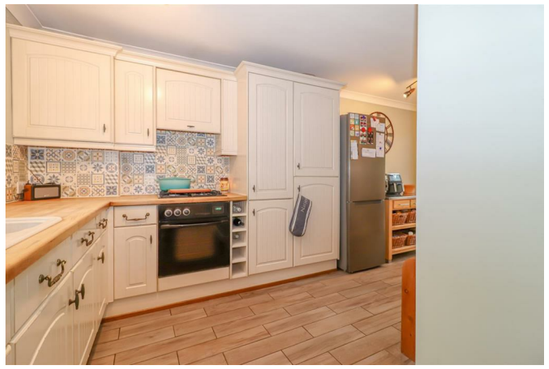
An internal viewing is highly recommended to fully appreciate the space, presentation, and lifestyle opportunity this fantastic home has to offer.

ACCOMMODATION

ENTRANCE HALL
Fitted with tiled flooring, a central heating radiator, and a staircase rising to the first-floor landing. The entrance hall is open through to the lounge.

LIVING ROOM
14'1" x 13'10" (4.30m x 4.23m)
Featuring tiled flooring, a central heating radiator, and a brick built fireplace serving as the focal point of the room with a multi fuel wood burning stove. A door leads through to the lounge diner, while an opening provides access to the kitchen.

KITCHEN
17'1" x 11'2" (5.23m x 3.41m)
Fitted with tiled flooring, a central heating radiator, and a range of wall and base units with laminate work surfaces over. The kitchen incorporates a composite sink with mixer tap and drainer, an integrated oven with gas hob and extractor hood above, and tiled splashbacks. There is space and plumbing for a washing machine, space for a fridge freezer, and a useful storage cupboard housing a Worcester Bosch combination boiler. A UPVC double glazed window overlooks the front elevation.



LOUNGE/DINER
20'3" x 9'10" (6.19m x 3.01m)
A superb extension to the property, benefitting from laminate flooring, a central heating radiator, a lantern roof with spotlights, two UPVC double glazed windows overlooking the rear garden, and UPVC patio doors providing direct access outside. Openings lead through to the porch and downstairs WC.

PORCH
4'6" x 4'5" (1.39m x 1.37m)
Featuring laminate flooring, a central heating radiator, and a composite external door.

DOWNSTAIRS W.C.
4'3" x 4'5" (1.31m x 1.37m)
Fitted with laminate flooring, a chrome heated towel radiator, a hand wash basin with mixer tap and tiled splashback, a low flush WC, extractor fan, and a frosted UPVC double glazed window to the side elevation.

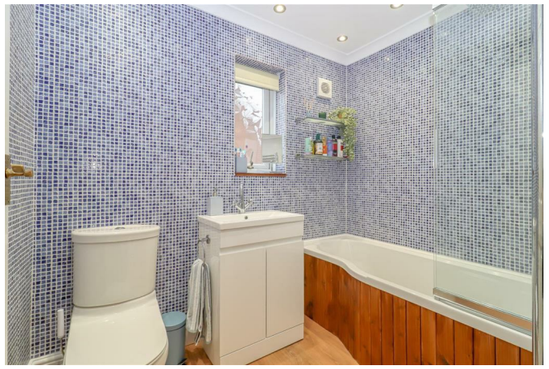
FIRST FLOOR LANDING
With carpeted flooring, a storage cupboard, and a UPVC double glazed window to the front elevation. Doors provide access to the three bedrooms and house bathroom.

BEDROOM ONE
11'8" x 10'10" (3.56m x 3.32m)
A spacious double bedroom featuring carpeted flooring, a central heating radiator, and a UPVC double glazed window overlooking the rear elevation.

BEDROOM TWO
10'0" x 6'9" (3.05m x 2.06m)
Featuring carpeted flooring, a central heating radiator, and a UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE
9'8" x 6'8" (2.97m x 2.04m)
With carpeted flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.

BATHROOM
7'3" x 5'1" (2.21m x 1.56m)
Appointed with a chrome heated towel radiator, laminate flooring, a panelled bath with hot and cold taps, shower attachment and overhead shower, floor-to-ceiling tiling, spotlighting to the ceiling, extractor fan, two frosted UPVC double glazed windows to the side and front elevations, low flush WC, and a hand wash basin with storage beneath.



OUTSIDE
To the front of the property is a block paved driveway providing off road parking for one vehicle and benefiting from an electric vehicle charging point. There is also a lawned garden enclosed by timber fencing, with a block paved pathway leading to the UPVC entrance door. To the rear of the property is a fully enclosed south-east facing garden. The garden incorporates a timber decked seating area, perfect for outdoor dining and entertaining, together with a lawned section, all enclosed by timber fencing. The metal garage and storage box are included with the sale.

SOLAR PANELS LEASED
The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener with 10 years remaining of a 25 year lease. A full copy of the lease can be provided upon request.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.