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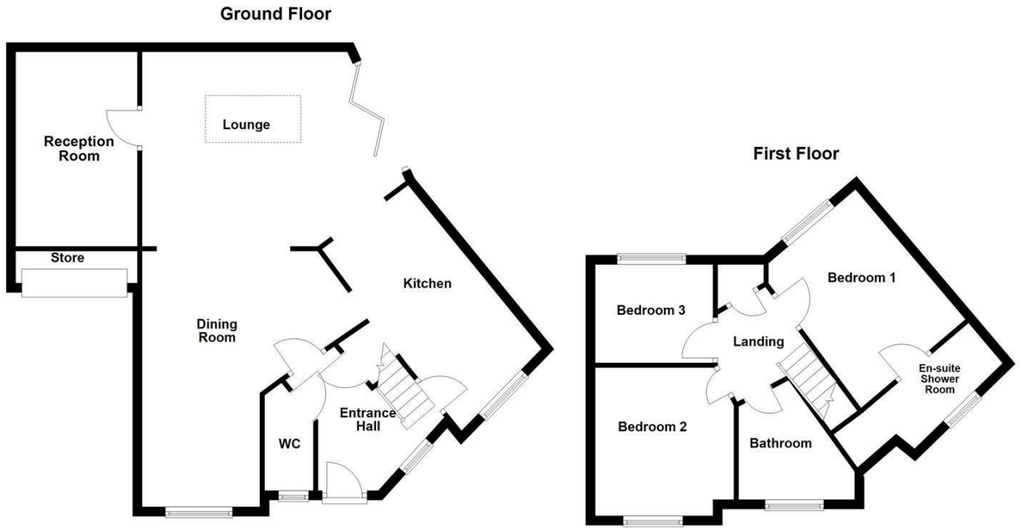


21 Prince Albert Road, Wakefield, WF1 2FP

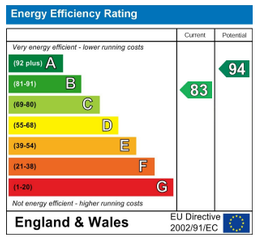
For Sale Freehold £345,000

Occupying a corner plot position and benefitting from a large extension to the rear incorporating feature lantern roof is this stunning three bedroom detached family home.

With UPVC double glazing and gas central heating, the property fully comprises of the entrance hall, downstairs w.c., contemporary kitchen, dining/sitting room, lounge and bedroom four. Stairs to the first floor lead to three bedrooms (bedroom one with en suite shower room) and additional modern house bathroom. Outside there is a small low maintenance block paved garden area to the front and driveway to the side providing off street parking. There is a feature Indian stone paved patio area to the side, ideal for outdoor dining and entertaining.

The property is well placed for local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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
Composite front entrance door, fully tiled floor, bespoke fitted understairs storage, stairs to the first floor landing, UPVC double glazed window to the front, radiator and doors to the kitchen and dining room, w.c.

W.C.
Concealed low flush w.c., pedestal wash basin with tiled splash back, UPVC double glazed frosted window to the front, recess ceiling spotlights, radiator and fully tiled floor.

KITCHEN
17'3" x 8'7" (5.28m x 2.64)
Range of modern cream gloss wall and base units with quartz work surface over, 1 1/2 sink and drainer unit, integrated fridge/freezer, integrated larder unit, integrated dishwasher, integrated combi microwave, integrated oven and grill with four ring gas hob and cooker hood. Full length pull out pantry cupboard, fully tiled floor, UPVC double glazed window to the front, radiator, recess LED spotlights and squared archway through to the dining room.

DINING/SITTING ROOM
17'2" x 10'3" (min) x 12'11" (max) (5.24m x 3.13m (min) x 3.94m (max))
UPVC double glazed window to the front, two radiators, fully tiled floor and squared archway into the lounge.

LOUNGE
16'0" x 17'9" (max) x 11'1" (min) (4.88m x 5.42m (max) x 3.40m (min))
Feature lantern roof, radiator, UPVC double glazed bi-folding doors to the rear garden, fully tiled floor and recess ceiling spotlights. UPVC double glazed French doors into bedroom four.

RECEPTION ROOM
8'9" x 14'3" (2.69m x 4.35m)
Originally part of the garage with fitted wardrobes, loft access, recess ceiling spotlights, laminate flooring and work surface over base units with space and plumbing for a washing machine.

FIRST FLOOR LANDING
Loft access, contemporary chrome ladder style radiator, airing cupboard, doors to three bedrooms and bathroom.

BEDROOM ONE
8'7" x 12'3" (2.64m x 3.74m)
UPVC double glazed window to the rear, radiator, laminate flooring, fitted air conditioning unit and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'7" x 11'3" (1.41m x 3.44m)
Shower cubicle with mixer tap, concealed cistern low flush w.c. and wash basin. Contemporary chrome ladder style radiator, UPVC double glazed frosted window to the front and recess ceiling spotlights.

BEDROOM TWO
8'8" x 10'11" (max) x 10'2" (min) (2.65m x 3.34m (max) x 3.11m (min))
UPVC double glazed window to the front, radiator and laminate flooring.

BEDROOM THREE
8'3" x 8'7" (2.53m x 2.63m)
UPVC double glazed window to the rear, radiator and laminate flooring.

BATHROOM/W.C.
8'6" (max) x 4'9" (min) x 7'4" (2.60m (max) x 1.47m (min) x 2.24m)
Concealed cistern low flush w.c., wash basin and panelled bath with mixer shower attachment. UPVC double glazed frosted window to the front, recess ceiling spotlights, fully tiled walls and floor.

OUTSIDE
To the front of the property is a small low maintenance block paved garden area and block paved driveway to the side providing off street parking. To the side is a good sized Indian stone terraced patio area, ideal for outdoor entertaining purposes.

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

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.