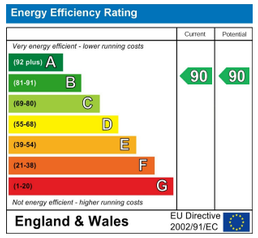
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Total area: approx. 96.7 sq. metres (1040.7 sq. feet)



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.

1 Windowmill View, Wakefield, WF1 4GY

For Sale Freehold £340,000

A fantastic opportunity to acquire this three bedroom detached family home, situated on a modern and attractive development and offering well presented accommodation throughout.

The property is approached via a generous entrance hall with useful understairs storage, leading to a spacious living room with dual aspect windows. There is also a modern kitchen diner fitted with integrated appliances, including a full size dishwasher, with French doors opening onto the enclosed rear garden. A combined utility area and downstairs WC complete the ground floor. To the first floor, the landing provides access to three double bedrooms and a contemporary three piece house bathroom. Bedroom one benefits from fitted wardrobes with mirrored sliding doors, a modern en suite shower room and an additional storage cupboard. Bedroom two also includes fitted wardrobes with mirrored sliding doors. Externally, the rear garden features a paved seating area, lawned section and a timber shed, all fully enclosed by timber fencing and benefitting from external power, lighting and a water supply. A timber gate provides access to a private rear driveway, offering tandem off road parking for two vehicles and an electric vehicle charging point.

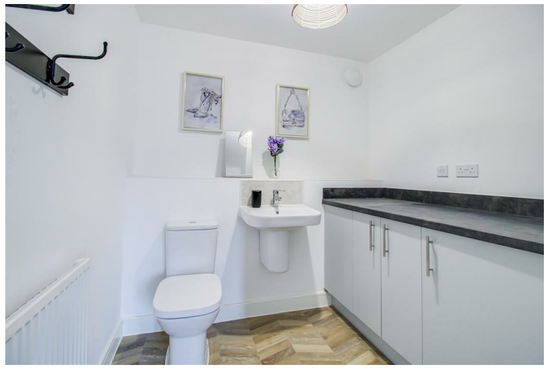
The property is ideally located close to local amenities and well regarded schools, with regular bus routes to and from Wakefield city centre. The M1 motorway is also only a short distance away, making it ideal for commuters.

An excellent family home offering space, practicality and convenience. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
A composite side entrance door leads into the entrance hall, with a frosted UPVC double glazed window to the front aspect. The hallway has laminate flooring, central heating radiator, staircase to the first floor landing and access to a storage cupboard, utility/WC, kitchen diner and living room.

UITLITY/W.C.
6'8" x 7'1" (2.05m x 2.18m)
Fitted with a low flush WC, wall mounted wash basin with chrome mixer tap and tiled splashback, base units with laminate work surfaces and integrated washing machine. Laminate flooring, extractor fan and central heating radiator.



KITCHEN/DINER
18'0" x 10'5" (5.49m x 3.19m)
Fitted with a range of wall and base units with laminate work surfaces and upstands, 1.5 sink and drainer with mixer tap, integrated Electrolux oven and grill with microwave above, four ring hob with extractor hood, integrated fridge and freezer and housed combi boiler. Laminate flooring and central heating radiator. Dual aspect with UPVC triple glazed windows to the side and French doors with side panel to the rear.

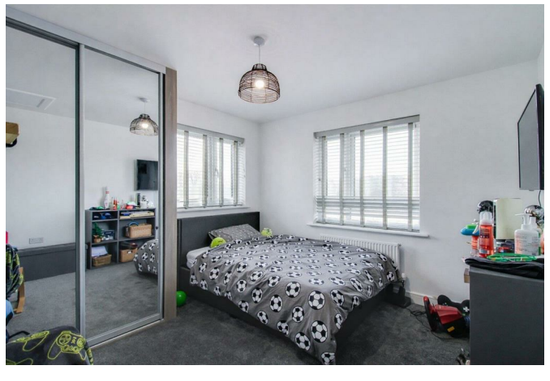
LIVING ROOM
10'5" x 18'0" (3.18m x 5.51m)
Spacious dual aspect room with three UPVC triple glazed windows, two to the front and one to the side. Laminate flooring and central heating radiator.

FIRST FLOOR LANDING
Central heating radiator and doors to three bedrooms and the house bathroom.

BEDROOM ONE
13'10" (max) x 9'0" (min) x 11'0" (4.22m (max) x 2.76m (min) x 3.36m)
Dual aspect with UPVC triple glazed windows to the front and side, central heating radiator and fitted mirrored wardrobes. Access to a storage room and en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'8" x 4'10" (2.04m x 1.48m)
Three piece suite comprising low flush WC, wall mounted wash basin with mixer tap and a larger than average shower cubicle with sliding glass door. Part tiled walls, extractor fan, central heating radiator and frosted UPVC triple glazed window to the side.

BEDROOM TWO
13'10" (max) x 10'6" (min) x 10'9" (4.24m (max) x 3.22m (min) x 3.28m)
Dual aspect with UPVC triple glazed windows to the front and side, central heating radiator and fitted mirrored wardrobes. Loft access.



BEDROOM THREE
9'2" x 8'9" (2.80m x 2.67m)
UPVC triple glazed window to the front and central heating radiator.

BATHROOM/W.C.
6'6" x 7'1" (2.00m x 2.18m)
Three piece suite comprising panelled bath with mixer tap, wall mounted wash basin and low flush WC. Part tiled walls, extractor fan, central heating radiator, laminate flooring and frosted UPVC triple glazed window to the rear.

OUTSIDE
Externally, the front garden is mainly laid to lawn with a low maintenance border and paved pathway leading to the entrance. To the rear, there is a tandem driveway providing off road parking for two vehicles with an electric car charging point. The enclosed rear garden features a paved seating area, timber shed, outside power and water supply, and is fully enclosed by timber fencing.

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.