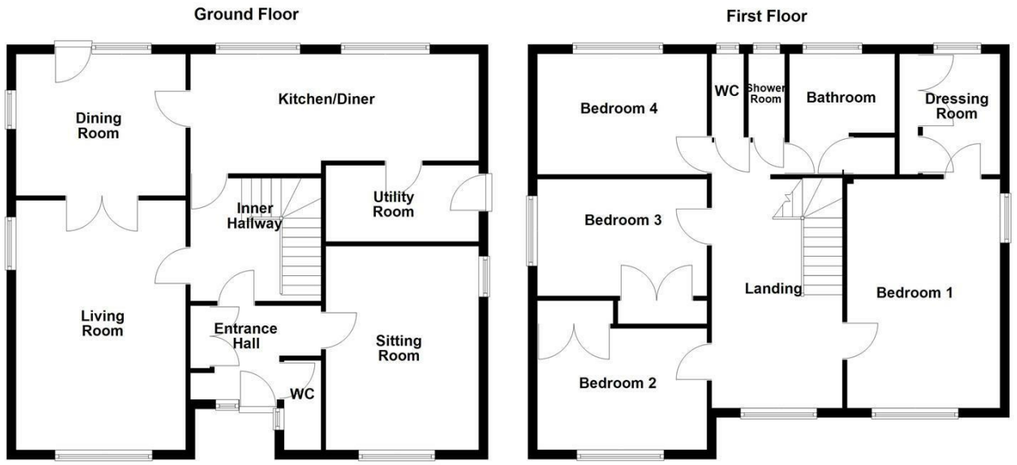
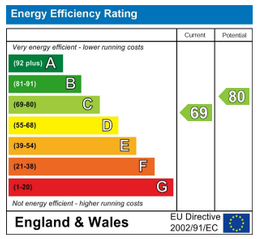


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

St Andrews Vicarage Johnston Street, Wakefield, WF1 4DZ

For Sale Freehold £345,000

A fantastic opportunity to acquire this four bedroom detached home, occupying a tucked away position and offering exceptionally spacious and versatile accommodation. The property features four double bedrooms, with an additional ground floor sitting room that could serve as a fifth bedroom, as well as ample off street parking provided by an L-shaped tarmac driveway and a single attached garage.

The accommodation briefly comprises a welcoming entrance hall with a double doored cloakroom cupboard, a downstairs w.c., and the flexible sitting room/bedroom five. A spacious living room with a feature fireplace sits adjacent to a separate dining room, leading through to a large and modern kitchen/diner, complemented by a separate utility room to complete the ground floor. To the first floor, a generous galleried landing provides useful office space and leads to four well proportioned double bedrooms. The principal bedroom boasts its own dressing room with fitted wardrobes, while bedrooms two and three also include built in double wardrobes. This floor is served by a two piece house bathroom, a separate shower room, and an additional separate w.c. Externally, double timber gates open onto the L-shaped tarmac driveway, which extends to the front and side of the property and leads to the attached garage. The front features an attractive lawned garden enclosed by panel fencing, with a recessed porch and outdoor lighting. A timber gate provides access to the enclosed rear garden, comprising a paved patio ideal for alfresco dining, an attractive lawn, and panel fencing to the boundaries.

The property is within walking distance of a range of local amenities and schools, with regular bus services to and from Wakefield city centre. The M1 and M62 motorway networks are only a short drive away, making this an ideal home for commuters.

Only a full internal inspection will reveal the quality and space on offer, and an early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Solid wooden front entrance door opening into the hall. A UPVC glazed frosted window to the front aspect, a central radiator, and a triple door built-in cloakroom cupboard. Doors provide access to the w.c., the sitting room and the inner hallway.

W.C.
2'6" × 5'2" (0.77m × 1.60m)
Fitted with a low flush w.c. and wall mounted hand wash basin with two taps, half tiled walls, a central heating radiator and a UPVC glazed frosted window to the front aspect.

SITTING ROOM
9'6" × 14'0" (2.90m × 4.27m)
Two large UPVC double glazed windows (one to the front and one to the side) providing a dual aspect. A central heating radiator and fitted shelving.

INNER HALLWAY
A staircase with handrail leading to the first floor landing and a central heating radiator. Provides access to the living room and kitchen diner.

LIVING ROOM
12'0" × 17'7" (3.66m × 5.38m)
A spacious dual aspect room with UPVC windows to the front and side. Two central heating radiators, matching marble inset and decorative wooden surround. Double timber doors lead into the dining room.

DINING ROOM
9'11" × 11'11" (3.04m × 3.64m)
Dual aspect with UPVC double glazed windows to the side and rear and UPVC glazed door leading to the rear garden. A central heating radiator and an internal timber door connecting to the kitchen diner.

KITCHEN/DINER
20'3" × 8'5" (max) x 7'6" (min) (6.19m × 2.59m (max) x 2.29m (min))
Fitted with a range of wall and base units, laminate worktops and upstand, 1.5 stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob, glass splashback and cooker hood. Plumbing for washing machine and space under counter for appliances. Two central radiators, two UPVC double glazed windows overlooking the rear aspect, strip lighting and internal door giving access to the utility room.

UTILITY ROOM
5'3" × 9'6" (1.62m × 2.92m)
Wall and base units with laminate worktops and upstand, strip lighting a central heating radiator, UPVC side door, condensing regular boiler and stainless-steel sink with mixer tap. Plumbing for washing machine and tumble dryer, plus space for a fridge/freezer.

FIRST FLOOR LANDING
Galleried landing suitable for use as office space. UPVC window overlooking the front elevation, central heating radiator, loft access, and seven doors providing access to four bedrooms, w.c., shower room and bathroom.

BEDROOM ONE
9'5" × 16'2" (2.89m × 4.93m)
Dual aspect UPVC double glazed windows to the front and side elevations. A central heating radiator and door leading into the dressing room.

DRESSING ROOM
8'5" × 5'5" (2.59m × 1.67m)
UPVC frosted double glazed window overlooking the rear elevation, double built in wardrobe plus single wardrobe and a central heating radiator.

BEDROOM TWO
11'10" × 8'7" (3.63m × 2.63m)
UPVC double glazed window overlooking the front elevation, central heating radiator and double built in wardrobe.

BEDROOM THREE
12'0" × 7'11" (3.66m × 2.42m)
UPVC double glazed window overlooking the side elevation, central heating radiator and double door built in wardrobe.

BEDROOM FOUR
12'0" × 8'7" (3.66m × 2.64m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

W.C.
5'5" × 2'2" (1.66m × 0.68m)
Low flush w.c, wall mounted hand wash basin with two taps, tiled splashback, central heating radiator and UPVC frosted window overlooking the rear elevation.

SHOWER ROOM/W.C.
5'4" × 2'4" (1.64m × 0.72m)
A central heating radiator, enclosed shower cubicle with electric shower, fully tiled shower area and UPVC frosted window overlooking the rear elevation.

BATHROOM/W.C.
8'7" (max) 5'7" (min) x 6'6" (2.62m (max) 1.71m (min) x 1.99m)
Fitted with a two piece suite including panel bath with two taps, pedestal wash basin with two taps. Half tiled walls, central heating radiator, extractor fan to the ceiling, UPVC frosted window overlooking the rear elevation and door to airing cupboard with fixed shelving.

OUTSIDE
To the front wrought iron gates open onto an L-shaped tarmac driveway running to the front and side. Includes pleasant lawned front garden, recessed porch with ceiling light, and driveway leading to a detached single garage. To the rear there is a fully enclosed garden with paved pathway, paved patio seating area, attractive lawned garden and side gate access, surrounded by timber panel fencing and solid boundary walls.

GARAGE
Single detached garage with electric up and over door, timber side entrance door, UPVC double glazed window to the side, power and lighting.

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

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.