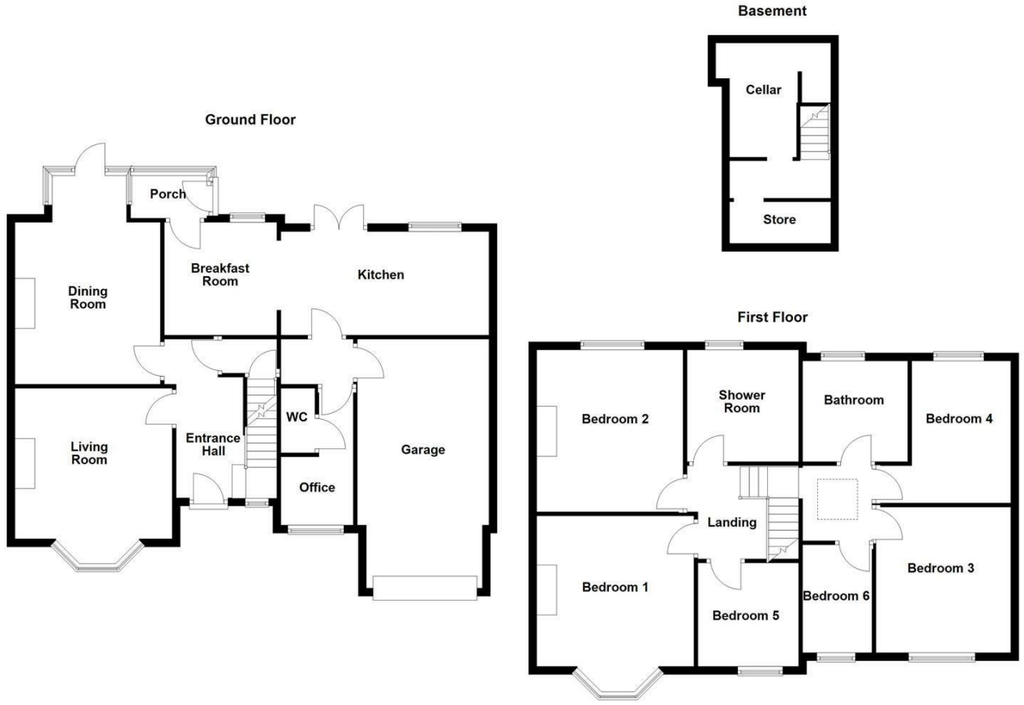
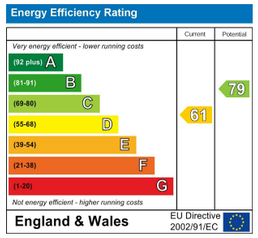


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

21 Leeds Road, Wakefield, WF1 3JW

For Sale Freehold £460,000

Situated on Leeds Road, close to Wakefield city centre is this six bedroom semi detached property benefitting from two reception rooms and off road parking for three vehicles.

The property comprises an entrance hall leading to the cellar, living room, dining room, and breakfast room. The breakfast room connects to the kitchen, porch (both accessing the rear), and a hallway leading to the garage (with power, light and manual up and over door) and office, which includes a downstairs W.C. The first floor landing provides access to bedrooms one, two and five, along with a shower room, providing loft access and a further hallway. This hallway leads to bedrooms three, four and six, plus a bathroom. The front garden features a block paved driveway offering off road parking, leading to a single integral garage, with mature shrubs, surrounding walls and an iron double gate. The rear garden is laid to lawn with mature trees, shrubs and a concrete area for outdoor dining, enclosed by hedging and timber fencing. To the side, there is an additional concrete parking space and a separate single detached garage with a manual up and over door.

The property is conveniently located within close proximity to local amenities including shops, schools, Wakefield city centre, Westgate train station and easy access to Junction 41 of the M1 motorway and would be a perfect purchase for a growing family.

A viewing comes highly recommended to avoid any level of disappointment.

ACCOMMODATION

CELLAR
9'3" x 9'2" (max) x 4'6" (min) (2.83m x 2.8m (max) x 1.38m (min))
Access from the entrance hall down the stairs into the cellar. Openings from cellar hallway into the store (0.97m x 2.42m) and main cellar. Gas and electric meters housed down here. Power and light.

ENTRANCE HALL
13'2" x 8'3" (max) x3'8" (min) (4.03m x 2.52m (max) x1.12m (min))
UPVC double glazed entrance door, UPVC double glazed window to the front. Central heating radiator, stairs providing access to the first floor landing with understairs access to understairs cellar, picture rail, coving to the ceiling. Doors to the living room, dining room and breakfast room.

LIVING ROOM
14'8" x 12'10" (max) x 5'2" (min) (4.48m x 3.93m (max) x 1.58m (min))
UPVC double glazed bay window to the front, coving to the ceiling, picture rail, gas fire place with marble halve surround and wooden mantle, central heating radiator.

DINING ROOM
16'0" x 12'1" (max) x 6'0" (min) (4.9m x 3.7m (max) x 1.85m (min))
UPVC double glazed door to the rear surrounded by UPVC double glazed windows. Coving to the ceiling, picture rail, central heating radiator, decorative fire place with marble halve surround and wooden mantle.

BREAKFAST ROOM
9'4" x 9'0" (2.85m x 2.75m)
Opening into the kitchen, door to rear porch. UPVC double glazed window to the rear, central heating radiator, spotlighting to the ceiling.

PORCH
6'2" x 3'8" (1.9m x 1.12m)
Surrounded by UPVC double glazed windows with a UPVC double glazed door to the rear garden.

KTICHEN
17'1" x 8'3" (5.21m x 2.52m)
Set of UPVC double glazed French doors to the rear garden. UPVC double glazed window to the rear, door to the further hallway, central heating radiator. A range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, laminate splashback, five ring gas hob with partial stainless steel splashback and stainless steel extractor hood above. Integrated oven and microwave, integrated dishwasher, integrated undercounter fridge freezer.

FURTHER HALLWAY
5'10" x 3'7" (1.8m x 1.1m)
Doors to the office and garage.

OFFICE
5'10" x 11'2" (max) x 5'5" (min) (1.8m x 3.41m (max) x 1.66m (min))
Frosted UPVC double glazed window to the front, door to downstairs W.C., central heating radiator.

DOWNSTAIRS W.C.
2'9" x 5'4" (0.85m x 1.65m)
Low flush W.C, wall mounted wash basin with mixer tap.

GARAGE
22'0" x 11'7" (max) x 9'1" (min) (6.72m x 3.54m (max) x 2.78m (min))
Central heating radiator, electric up and over door. Power and light within.

FIRST FLOOR LANDING
Opening to a further landing, doors to bedrooms one, two and five and a shower room.

BEDROOM ONE
15'2" x 12'9" (max) x 5'5" (min) (4.64m x 3.9m (max) x 1.67m (min))
UPVC double glazed bay window to the front, central heating radiator.

BEDROOM TWO
13'3" x 12'1" (max) x 10'9" (min) (4.06m x 3.7m (max) x 3.3m (min))
Fitted storage wardrobe beside the chimney breast. UPVC double glazed window to the rear, central heating radiator.

BEDROOM FIVE
8'3" x 8'5" (max) x 7'1" (min) (2.54m x 2.58m (max) x 2.18m (min))
Central heating radiators, UPVC double glazed window to the front, fitted wardrobes.

SHOWER ROOM
9'1" x 9'1" (max) x 2'3" (min) (2.77m x 2.78m (max) x 0.7m (min))
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, access to fitted wardrobes. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, shower cubicle with mains fed showerhead attachment and glass shower screen. Fully tiled.

FURTHER LANDING
Skylight, doors to bedrooms three, four and six and a bathroom.

BEDROOM THREE
11'10" x 11'6" (3.63m x 3.53m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM FOUR
11'8" x 11'6" (max) x 8'8" (min) (3.56m x 3.53m (max) x 2.65m (min))
UPVC double glazed window to the rear, central heating radiator.

BEDROOM SIX
8'8" x 5'10" (2.65m x 1.8m)
UPVC double glazed window to the rear.

BATHROOM
8'3" x 8'8" (max) x 5'10" (min) (2.52m x 2.65m (max) x 1.8m (min))
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, fitted vanity unit, storage cupboard. Low flush W.C. with a bidet beside, pedestal wash basin, panel bath with mixer tap.

OUTSIDE
To the front, the garden is mainly block paved driveway providing off road parking for several vehicles and accessed through a set of double gates. The front garden has walls surrounding and planted features incorporating mature shrubs throughout which leads up to a single integral garage and the front door. To the rear garden it is mainly laid to lawn with a slight concrete area and incorporates some mature trees, shrubs and orchard style trees throughout. The garden, which also extends to the side, at the rear of the adjoining property, is fully enclosed by timber fencing and has a further garage with manual up and over door and a concrete parking space to the rear.

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

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.