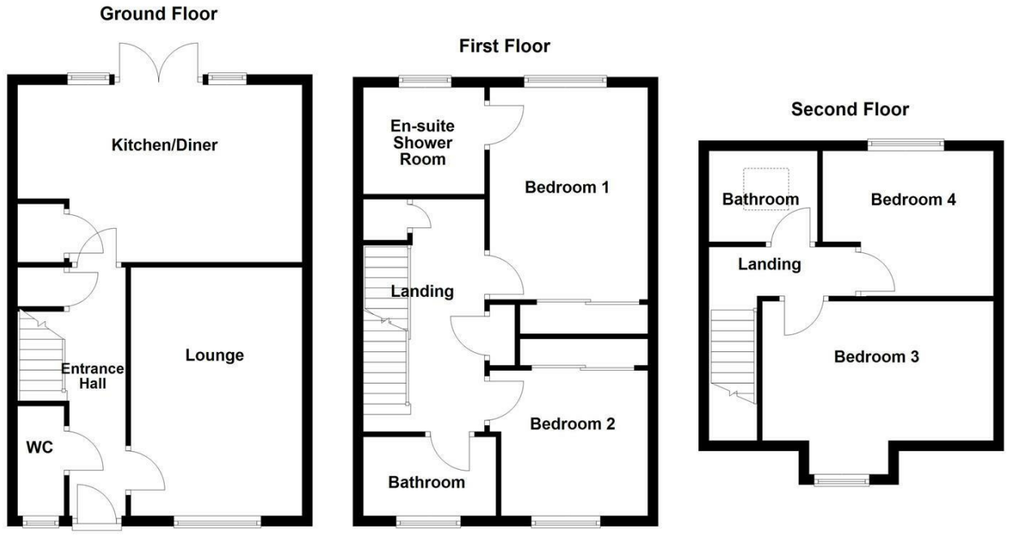
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



4 Hepworth Gardens, Wakefield, WF1 3FH

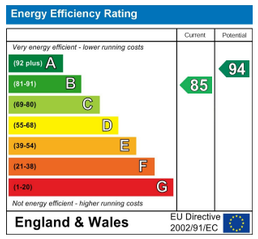
For Sale Freehold £395,000

Deceptive from the main roadside is this superbly appointed and deceptively spacious four bedroom semi detached home offering spacious living accommodation over three floors and originally built by Redrow.

The property fully comprises of the entrance hall, downstairs w.c., lounge and contemporary kitchen/diner. The first floor landing leads to two double bedrooms (main bedroom with en suite shower room) and bathroom. Stairs to the second floor provide access to two further bedrooms and additional bathroom. To the front is a lawned garden and driveway to the side leading to the brick built detached garage with up and over door. To the rear is an attractive landscaped artificial lawned garden incorporating Indian stone flagged patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby. For this wishing to travel further afield, Wakefield Westgate train station is nearby and there is good access to the motorway network.

A fantastic home, ideal for the couple or 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 entrance door, feature amtico flooring, stairs to the first floor landing with understairs storage, radiator and doors to the downstairs w.c., lounge and kitchen/diner.

W.C.
Low flush w.c., wash basin, radiator, amtico flooring, recess LED spotlights and UPVC double glazed frosted window to the front.

LOUNGE
10'11" x 15'3" (3.33m x 4.67m)
UPVC double glazed window to the front and radiator.

KITCHEN/DINER
12'5" (max) x 12'1" (min) x 18'2" (3.81m (max) x 3.69m (min) x 5.55m)
Range of contemporary soft close wall and base units with feature quartz work surface over incorporating sinking and drainer, integrated double oven and grill, four ring gas hob with filter hood above. Integrated fridge/freezer, integrated larder unit and integrated dishwasher. Amtico flooring, portrait contemporary radiator, recess ceiling spotlights, UPVC double glazed French doors with windows either side to the rear garden. Door to the utility area with plumbing for a washing machine and dryer.

FIRST FLOOR LANDING
Doors to bathroom, airing cupboard, storage cupboard and two bedrooms. Radiator and stairs to the second floor landing.

BEDROOM ONE
11'2" x 13'9" (3.41m x 4.20m)
Built in wardrobes with sliding doors, UPVC double glazed window to the rear, radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'7" x 7'9" (2.03m x 2.38m)
Walk in shower with inset rainwater head, low flush w.c. and wash basin with tiled splash back. Heated chrome radiator, UPVC double glazed frosted window to the rear, recess LED spotlights and amtico flooring.

BEDROOM TWO
9'2" x 11'2" (max) x 9'10" (min) (2.81m x 3.42m (max) x 3.02m (min))
Built in fitted wardrobes with sliding doors, UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.
5'7" x 7'9" (1.71m x 2.37m)
Low flush w.c., wash basin and panelled bath with mixer shower over. Heated chrome towel radiator, UPVC double glazed frosted window to the front, amtico flooring and recess LED spotlights.

SECOND FLOOR LANDING
Loft access, doors to the bathroom and two bedrooms.

BEDROOM THREE
9'7" (max) x 7'6" (min) x 14'7" (2.94m (max) x 2.31m (min) x 4.47m)
UPVC double glazed window to the front, radiator and access into the eaves.

BEDROOM FOUR
8'10" (min) x 10'9" (max) x 9'1" (2.71m (min) x 3.29m (max) x 2.78m)
Feature wood panelling to the walls, timber framed double glazed skylight window to the rear, access to the eaves and radiator.

BATHROOM/W.C.
5'9" x 6'11" (1.76m x 2.13m)
Low flush w.c., wash basin and panelled bath with mixer shower. Timber framed velux window to the rear, amtico flooring, heated chrome towel radiator and recess LED spotlights.

OUTSIDE
To the front is a pathway to the front door and driveway providing off road parking leading to the brick built detached garage. To the rear is an attractive artificial lawned garden incorporating Indian stone flagged patio area.

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.