



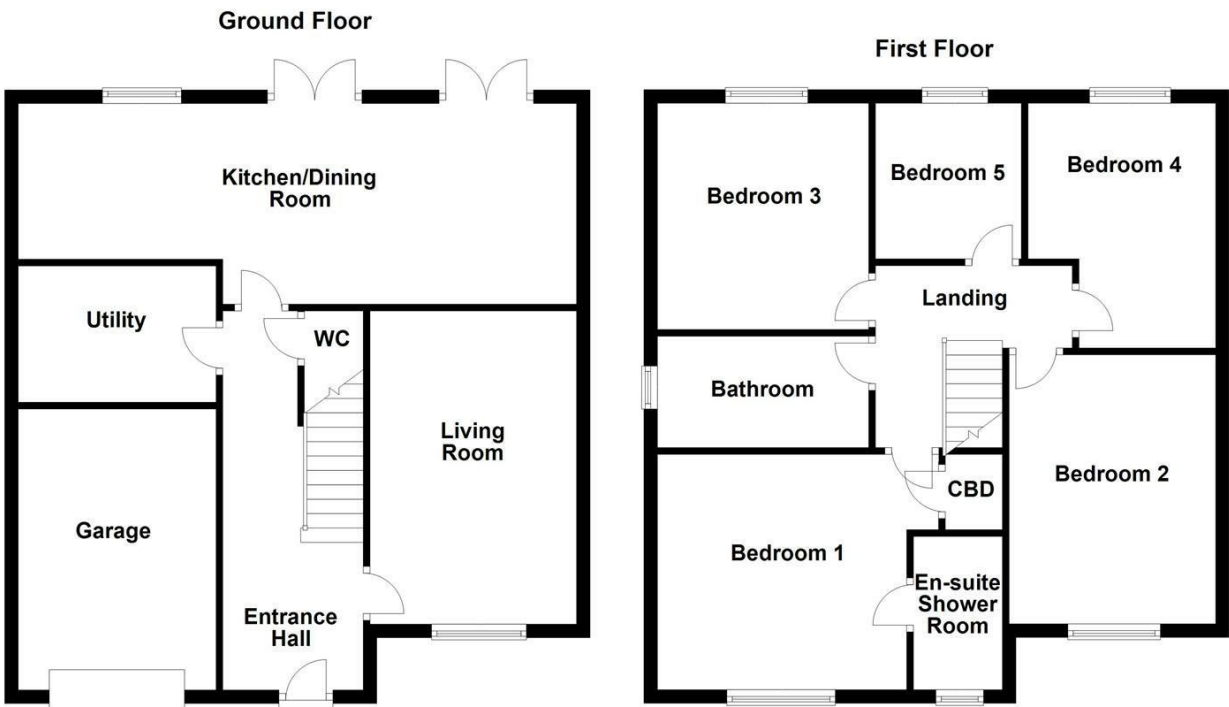
WAKEFIELD
01924 291 294

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01924 266 555

HORBURY
01924 260 022

NORMANTON
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01977 798 844



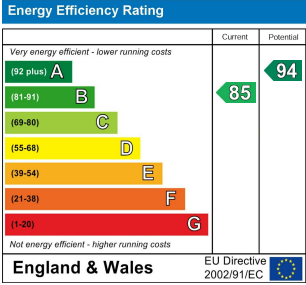
45 Rhubarb Hill, Wakefield, WF2 0GQ
For Sale Freehold Offers Over £385,000

Situated on the sought after Rhubarb Hill in Alverthorpe is this five bedroom detached family home, generously proportioned throughout and benefiting from modern fitted kitchen and four out of five double bedrooms, a tiered enclosed rear garden. A viewing is recommended.

The accommodation fully comprises entrance hall, living room, utility room, downstairs w.c. and kitchen dining room. The kitchen dining room leads out to the rear garden. To the first floor landing there is loft access, as well as access into five bedrooms and the house bathroom/w.c. Bedroom one benefit from an en suite shower room/w.c. To the front, the garden is laid to lawn with planted feature and a block paved driveway provides off road parking for two vehicles leading to the single integral garage with up and over door. To the rear the garden is tiered, the lower tier being composite decked patio area perfect for outdoor dining and entertaining, the mid tier being lawned and woodchip ideal for families and children, whereas the upper tier is mainly pebbled and gavralled, fully enclosed by walls and timber fencing.

This property would make an ideal purchase for the family looking to move to the Alverthorpe area as it is ideally located for shops and schools nearby as well as transport links for the commuter such as Westgate train station, the M1 motorway and local bus routes.

An early viewing comes highly advised to avoid disappointment on this quality home.



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

18'4" x 6'9" max x 3'7" min [5.61m x 2.08m max x 1.1m min]

Composite front door with frosted glass pane leading into the entrance hall, decorative panelling, central heating radiator, stairs to the first floor landing, access to the living room, kitchen dining room, w.c. and utility.

DOWNSTAIRS W.C.

2'10" x 5'3" [0.88m x 1.61m]

Spotlights to the ceiling, partially tiled, ladder style central heating radiator, low flush w.c., ceramic wash basin built into a storage unit with storage below and mixer tap.

UTILITY ROOM

6'8" x 9'7" [2.05m x 2.94m]

A range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, tiled splashback, integrated under counter fridge.

KITCHEN DINING ROOM

27'7" x 9'8" max x 8'2" min [8.41m x 2.97m max x 2.5m min]

Two sets of UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the rear, spotlights to the ceiling, central heating radiator. A range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, downlights, four ring gas hob with stainless steel extractor hood and partial stainless steel splashback, integrated oven, integrated fridge freezer, integrated washer and dryer, Ideal boiler.



LIVING ROOM

10'0" x 15'0" [3.06m x 4.59m]

Coving to the ceiling, UPVC double glazed window to the front, central heating radiator.



FIRST FLOOR LANDING

Decorative panelling, loft access, doors to bedrooms and house bathroom/w.c.

BEDROOM ONE

13'11" x 11'7" max x 3'9" [4.26m x 3.55m max x 1.16m]

UPVC double glazed window to the front, central heating radiator, access to over stairs storage cupboard, door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

4'3" x 7'5" [1.31m x 2.27m]

Frosted UPVC double glazed window to the front, extractor fan, spotlighting to the ceiling, low flush w.c., pedestal wash basin with mixer tap and tiled splashback. Shower cubicle with mains head shower attachment, shower screen and is tiled within the cubicle. Chrome ladder style central heating radiator.

BEDROOM TWO

13'0" x 10'0" [3.97m x 3.06m]

UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE

10'3" x 10'11" [3.13m x 3.34m]

UPVC double glazed window to the rear, central heating radiator.

BEDROOM FOUR

12'0" x 9'7" max x 6'7" min [3.67m x 2.94m max x 2.01m min]

Central heating radiator, UPVC double glazed window to the rear.

BEDROOM FOUR

7'1" x 7'6" [2.16m x 2.3m]

UPVC double glazed window to the rear.



HOUSE BATHROOM/W.C.

10'2" x 5'6" [3.11m x 1.68m]

Spotlights to the ceiling, extractor fan, frosted UPVC double glazed window to the side, chrome ladder style central heating radiator. Low flush w.c., pedestal wash basin with mixer tap, panelled bath with

mixer tap, electric shower head attachment with shower screen and is partially tiled.



OUTSIDE

The garden is lawned with planted features, a block paved driveway providing off road parking for two vehicles leading to the single integral garage with up and over door. The rear garden is tiered incorporating three tiers, the lower tier incorporating decked patio area perfect for outdoor dining and entertaining, the second tier being lawned and woodchip ideal for families and children. The upper tier being mainly pebbled and gravelled enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.