



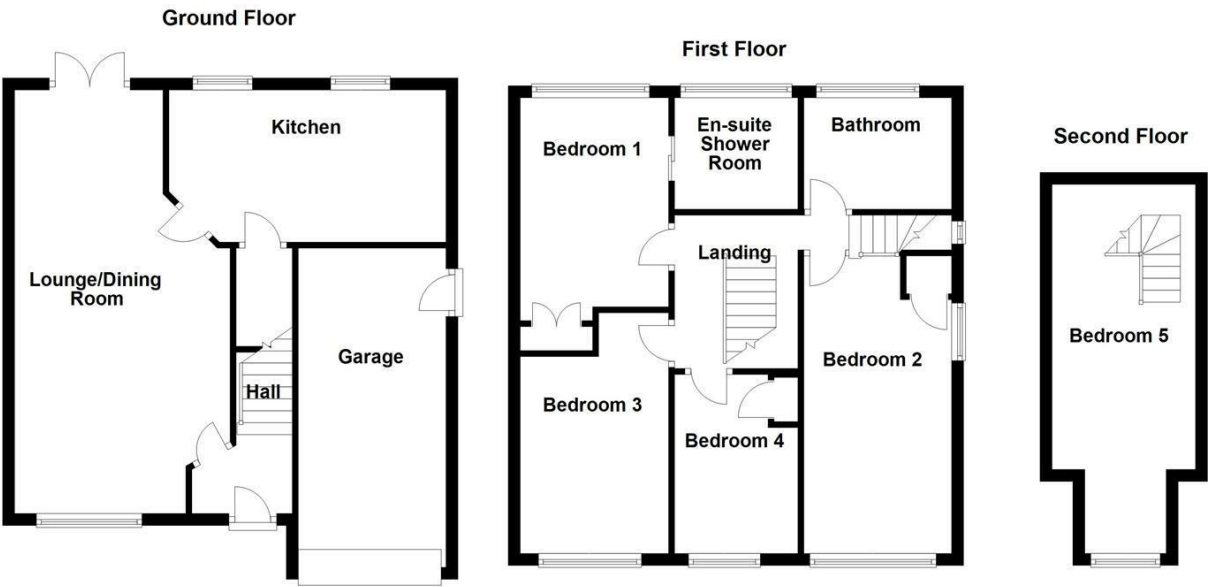
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

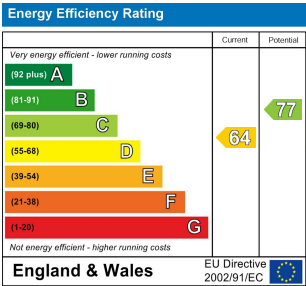


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 5 St. James Rise, Wakefield, WF2 8YL

### For Sale Freehold £315,000

Situated in a pleasant cul-de-sac location is this superbly presented five bedroom detached property benefitting from accommodation over three levels, driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, lounge/dining room and kitchen. The first floor landing provides access to four bedrooms [bedroom one boasting en suite shower facilities] and family bathroom/w.c. A further staircase leads to a further bedroom located on the second floor. Externally there is an attached garage with up and over door and driveway parking. There is side access to the enclosed rear garden with patio seating and lawn.

The property is ideally located for all local shops and amenities, as well as local schools. The motorway network is only a short drive away for those looking to commuter further afield.

Ready to move into, this property would make a superb family home and a viewing is highly recommended.





#### ACCOMMODATION

##### ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and door to the open plan lounge/dining room.

##### LOUNGE/DINING ROOM

24'8" x 11'5" [7.54m x 3.48m]  
UPVC double glazed window to the front elevation, UPVC door to the rear, wood effect flooring, central heating radiator and access to the kitchen.



##### KITCHEN

15'1" x 8'4" [4.6m x 2.56m]  
Two UPVC double glazed windows to the rear elevation. Modern fitted kitchen with an array of grey wall and base units with laminate work surface over, 1 1/2 sink and drainer unit with mixer tap, space for a Range cooker with splash back, space for an American style fridge/freezer, integrated dishwasher, spotlights to the ceiling and built in understairs storage cupboard.

##### FIRST FLOOR LANDING

Access to four bedrooms and family bathroom. Further landing area with staircase to bedroom five located on the second floor and UPVC double glazed window to the side elevation.

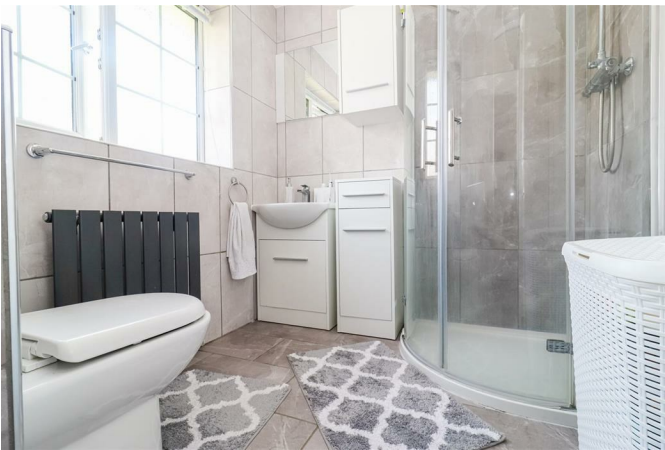
##### BEDROOM ONE

11'5" x 8'2" [3.50m x 2.49m]  
UPVC double glazed window to the rear elevation, central heating radiator, built in storage cupboard and sliding door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

6'9" x 6'1" [2.07m x 1.87m]  
UPVC double glazed frosted window to the rear elevation. Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. Spotlights to the ceiling and fully tiled walls.



##### BEDROOM TWO

16'4" x 8'1" [max] [4.98m x 2.48m [max]]  
UPVC double glazed windows to the front and side elevation, grey wood effect laminate flooring and central heating radiator.



##### BEDROOM THREE

13'2" [max] x 8'2" [4.03m [max] x 2.49m]  
UPVC double glazed window to the front elevation and central heating radiator.

##### BEDROOM FOUR

9'10" x 6'9" [3.01m x 2.07m]  
UPVC double glazed window to the front elevation and central heating radiator. Currently used as a walk in wardrobe.

##### BATHROOM/W.C.

6'9" x 6'1" [2.07m x 1.87m]  
UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath with hand held attachment, vanity wash hand basin with mixer tap and low flush w.c. Grey style ladder radiator, fully tiled walls and over the bath. Spotlights to the ceiling.



##### BEDROOM FIVE

20'6" [max] x 7'10" [6.25m [max] x 2.40m]  
UPVC double glazed frosted window to the front elevation and velux window to the rear. Central heating radiator and grey wood effect laminate flooring. Currently used as a home office.



##### OUTSIDE

To the front is a tarmacadam driveway with space for one vehicle with a flagged patio walkway with lawn to the side and access to the attached garage with up and over door. There is a flagged pathway running down the side of the property with gate leading to the rear garden. To the rear stairs from the dining area lead out onto a flagged patio seating area and lawn with bush and shrubbery to one side. There is space for a corner shed/play house.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.