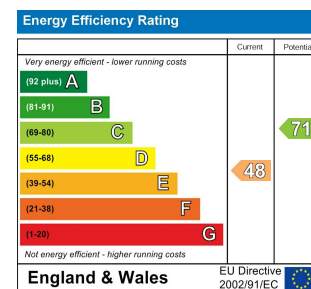




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## 11 St. Johns Mount, Wakefield, WF1 2RR

**For Sale Freehold £365,000**

Dating from the Edwardian period is this well presented three bedroom semi detached property benefitting from plenty of original features and character, well proportioned accommodation, spacious rear garden and available with no chain involved.

The property briefly comprises of the entrance hall, lounge, dining room and kitchen with access to the storage cellar. The first floor landing provides access to three bedrooms and family bathroom/w.c. Externally to the front there is a low maintenance yard with residents permit parking. Whilst to the rear, there is a spacious tiered garden with patio seating area and lawn.

The property is ideally located for all local shops and amenities that Wakefield has to offer including local schools. For those wishing to travel further afield, the motorway network and Wakefield Westgate Train Station are both a short drive away.

This property would make a fantastic home in a sought after location and a viewing is highly recommended.

### 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.



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#### ACCOMMODATION

##### ENTRANCE HALL

Front entrance door with original single glazed stained glass window above and to the side elevation. Reproduction Victorian mosaic tiled floor, central heating radiator, doors to the lounge and dining room. Staircase to the first floor landing with ornate period bannister rail

##### LOUNGE

13'6" x 12'3" [4.13m x 3.75m]

Original sash box window to front elevation with wood flooring, Living flame gas fire and tiled hearth and wood flooring with skirting.



##### DINING ROOM

16'11" [max] x 8'3" [5.16m [max] x 2.53m]

Original wood framed sash window to the rear elevation, two central heating radiators, wood effect flooring, coving to the ceiling and original open tiled fireplace.



##### KITCHEN

9'11" x 9'3" [3.03m x 2.84m]

Range of wooden wall and base units with Blue Pearl granite work surfaces, inset sink and drainer unit, integrate fridge, washing machine and dishwasher. Space for a Range-master cooker, tiled splash backs along the walls, reproduction Victorian mosaic tiled floor and downlights under the wall units. Wooden stable door to the side elevation with frosted window panels, single glazed sash window to the side elevation and central heating radiator.

##### CELLAR

A large storage cellar, which has potential to become a fourth bedroom and additional bathroom or a games room etc, subject to the necessary permissions.

##### FIRST FLOOR LANDING

Central heating radiator, coving to the ceiling and doors to three bedrooms and the bathroom.

##### BEDROOM ONE

13'6" x 12'3" [4.13m x 3.75m]

Original single glazed sash window to the front elevation, coving to the ceiling and central heating radiator.



##### BEDROOM TWO

13'0" x 10'4" [3.97m x 3.16m]

Original single glazed sash window to the rear elevation, central heating radiator and coving to the ceiling.



##### BEDROOM THREE

10'11" x 10'0" [3.34m x 3.05m]

Original single glazed sash window to the rear elevation with frosted single glazed panel to the side elevation, central heating radiator and loft hatch leading to the storage loft.



##### BATHROOM/W.C.

6'8" x 6'3" [2.04m x 1.92m]

Three piece suite comprising wall mounted shower over the bath suite with hand held shower attachment, wash basin with hot/cold tap and low flush w.c. Heated chrome style ladder radiator, extractor fan, shaver socket point, original stained glass single glazed sash window to the front elevation, and Victorian style tiling throughout.



##### OUTSIDE

To the rear of the property is a brick patio area with steps leading up to a further patio area followed by low maintenance lawn with space for a summerhouse. To the side there is a bush and shrubbery border with side access round to the front of the property. To the front there is a low maintenance yard and residents permit parking to the front. The front garden, subject to permissions and the kerb being dropped has potential to create a front driveway.



##### 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.