



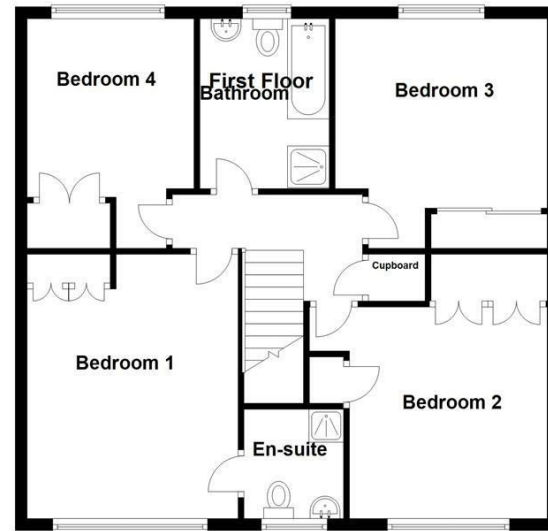
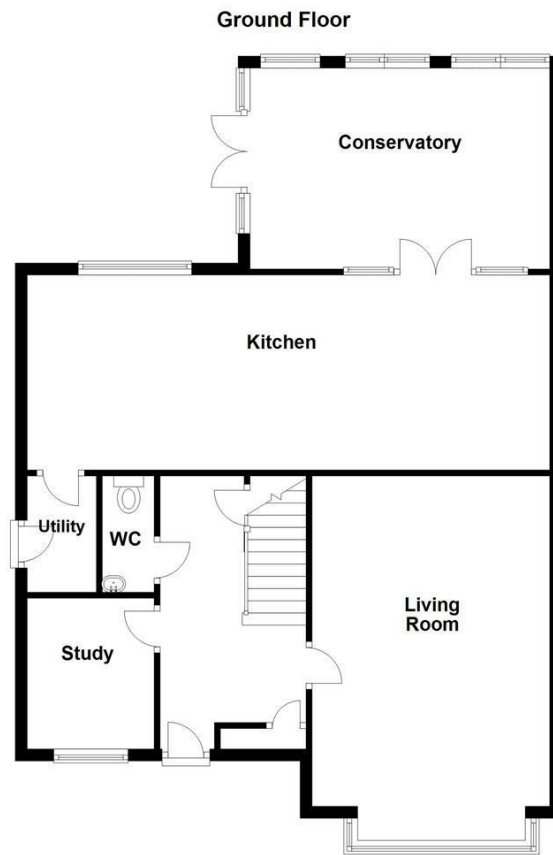
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



5 Prince Albert Road, Wakefield, WF1 2FP

For Sale Freehold £500,000

A fantastic opportunity to purchase this four bedroom executive detached family home offering well proportioned reception rooms, en suite to the principal bedroom, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, study, living room, downstairs w.c., kitchen/diner with utility and conservatory. The first floor landing leads to four bedrooms (bedroom one with en suite) and the four piece suite house bathroom/w.c. Outside there are lawned gardens to the front and rear with driveway parking leading to the garage.

The property is ideally located for all local shops and amenities including local schools. Whilst only being a short drive away from Wakefield city centre and the M1 motorway network, for those looking to commute further afield for work.

Done to a superb standard, this property is ready to move into and would make an ideal home. A viewing is highly recommended at your earliest convenience.

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,

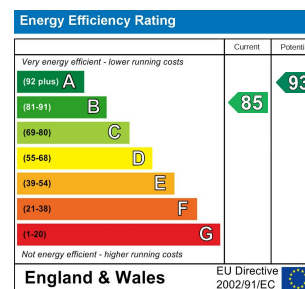
Pontefract & Castleford office 01977 798844

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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

15'0" x 7'8" [4.58m x 2.35m]

Composite front entrance door and doors leading to the study, living room, downstairs w.c., kitchen/diner and two storage cupboards. Stairs to the first floor landing.

STUDY

8'3" x 6'11" [2.53m x 2.13m]

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

LIVING ROOM

18'2" x 13'1" [5.54m x 3.99m]

UPVC double glazed bay window to the front, central heating radiator and feature gas fireplace with surround.



W.C.

5'6" x 2'10" [1.69m x 0.87m]

Low flush w.c., pedestal wash basin and central heating radiator.

KITCHEN/DINER

28'8" x 10'8" [8.74m x 3.27m]

Range of modern wall and base units with laminate work surface over, integrated oven and microwave, integrated dishwasher, four ring gas hob with cooker hood over and spotlights to the ceiling. UPVC double glazed window to the rear, UPVC double glazed French doors to the conservatory and door leading to the utility room.



UTILITY

Wall and base units with space for a freestanding washing machine and dryer. External door to the driveway.

CONSERVATORY

16'2" x 13'0" [4.93m x 3.97m]

UPVC double glazed windows to all aspect and UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING

Doors leading to four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

14'6" x 8'3" [4.43m x 2.54m]

Central heating radiator, UPVC double glazed window to the front, built in wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'5" x 5'6" [1.67m x 1.7m]

Low flush w.c., pedestal wash basin, walk in shower and UPVC double glazed frosted window to the front.

BEDROOM TWO

13'1" x 10'10" [4.0m x 3.32m]

Central heating radiator, UPVC double glazed window to the front, built in wardrobes and door to small storage cupboard.



BEDROOM THREE

11'4" x 13'2" [3.46m x 4.03m]

Central heating radiator, UPVC double glazed window to the rear and built in wardrobes.

BEDROOM FOUR

12'7" x 9'6" [3.85m x 2.92m]

Central heating radiator, UPVC double glazed window to the rear and built in wardrobes.

BATHROOM/W.C.

9'9" x 7'1" [2.98m x 2.17m]

Modern fitted four piece suite comprising panelled bath, shower, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the rear and fully tiled walls.



OUTSIDE

To the front of the property there is a small lawned garden with paved pathway leading to the front door. To the side there is a block paved driveway and parking for up to two vehicles and a detached garage. The property has a private and enclosed lawned rear garden surrounded by shrubs and bushes.



COUNCIL TAX BAND

The council tax band for this property is F.

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.