



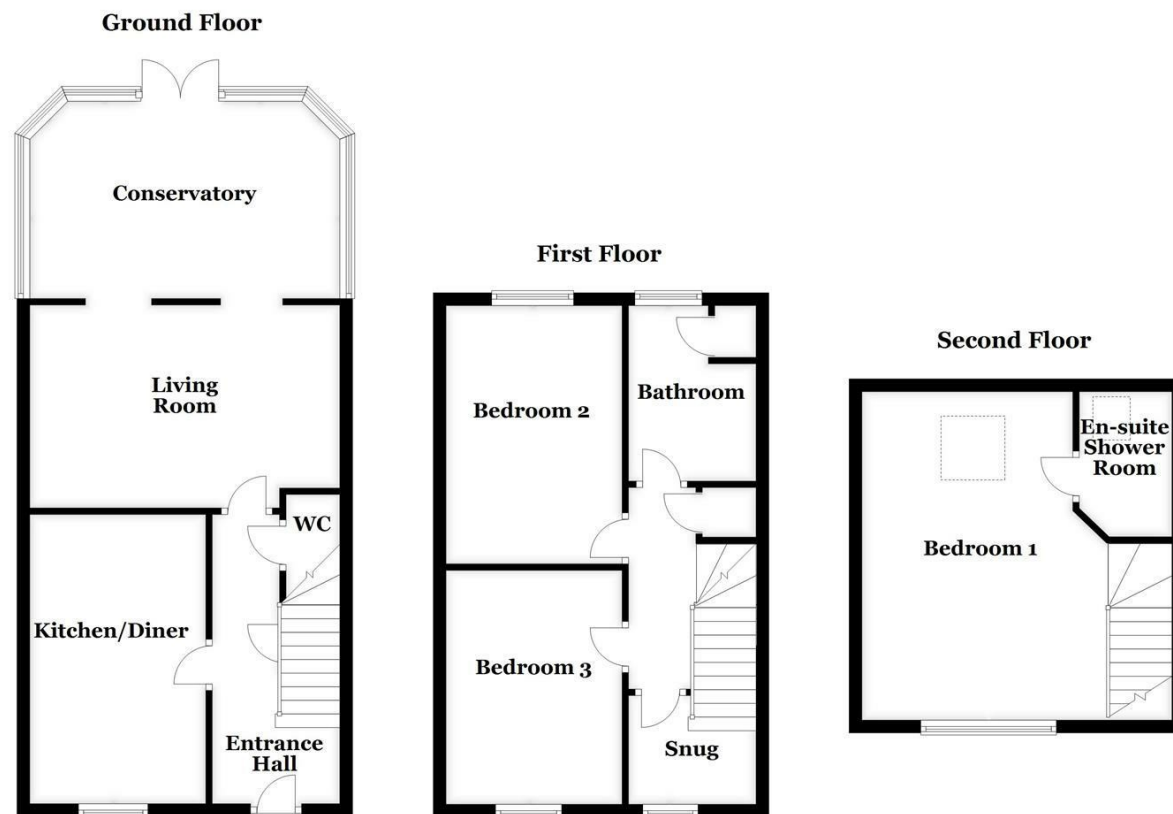
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

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01924 260 022

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01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



44 The Point, Wakefield, WF2 9AP

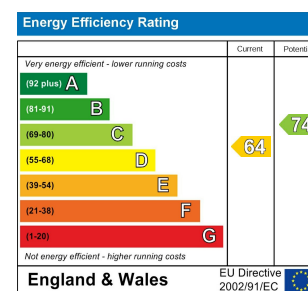
For Sale Freehold Offers Over £250,000

Nestled in a cul-de-sac location on a modern development is this three bedroom semi detached home with accommodation spanning over three floors and benefitting from ample reception space, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, kitchen/diner, living room, conservatory and downstairs w.c. The first floor landing leads to two bedrooms, house bathroom/w.c. and snug with stairs leading to bedroom one located on the second floor with en suite shower facilities. Outside to the front the garden is slate and paved with a raised decked patio area. There is access to the side to the converted garage which could be used for a variety of purposes with power and light. There is a driveway providing off road parking for two vehicles. To the rear is a tiered garden with the lower tier pebbled with steps to a lawn with planted borders and the upper tier comprising of a raised decked patio area, perfect for outdoor dining and entertaining, with summerhouse and fully enclosed by walls and timber fencing.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Wakefield city centre. Westgate train station is a short distance away ideal for those looking to commute further afield along with Junction 40 of the M1 motorway.

Only a full internal inspection will reveal all that's on offer at this quality home and an internal viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

Timber framed entrance door, spotlights to the ceiling, central heating radiator, stairs to the first floor landing with downstairs storage. Doors to the kitchen/diner, downstairs w.c. and living room.

W.C.

21" x 5'10" [0.91m x 1.78m]
Central heating radiator, low flush w.c., wall mounted wash basin with tiled splash back, extractor fan and spotlights to the ceiling.

LIVING ROOM

10'5" x 15'10" [max] x 12'4" [min] [3.18m x 4.83m [max] x 3.78m [min]]
Two openings to the conservatory and central heating radiator.

CONSERVATORY

14'7" x 10'1" [max] x 8'1" [min] [4.47m x 3.09m [max] x 2.47m [min]]
Set of UPVC double glazed French doors to the rear garden, surrounded by UPVC double glazed windows and electric fireplace with marble hearth, surround and laminate mantle.



KITCHEN/DINER

8'11" x 14'8" [2.74m x 4.49m]
UPVC double glazed window to the front, central heating radiator. Range of modern

wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring electric hob with stainless steel extractor hood above, integrated double oven, space and plumbing for a washing machine and space and plumbing for an American style fridge/freezer.



FIRST FLOOR LANDING

Central heating radiator, spotlights to the ceiling and doors two bedrooms, snug, storage cupboard and the house bathroom.

BEDROOM TWO

8'10" x 12'3" [2.71m x 3.74m]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

8'10" x 13'0" [2.71m x 3.97m]
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

8'11" x 6'7" [max] x 4'1" [min] [2.74m x 2.01m [max] x 1.25m [min]]
UPVC double glazed frosted window to the rear, spotlights to the ceiling, extractor fan, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap, shower head attachment and glass shower screen. Partially tiled and a storage cupboard.



SNUG

6'7" x 5'8" [2.02m x 1.73m]
Central heating radiator, UPVC double glazed window to the front and stairs to bedroom one located on the second floor.

BEDROOM ONE

17'10" x 15'10" [max] x 5'8" [min] [5.46m x 4.83m [max] x 1.74m [min]]
Access to the en suite shower room, velux skylight, UPVC double glazed window to the front, fitted wardrobes, loft access and two central heating radiator.



EN SUITE SHOWER ROOM/W.C.

5'1" x 7'4" [max] x 3'2" [min] [1.57m x 2.25m [max] x 0.98m [min]]
Velux skylight, chrome ladder style central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with overhead shower and glazed screen. Spotlights to the ceiling, extractor fan and fully tiled.



OUTSIDE

To the front of the property there is a slate garden with paved pathway and raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with a timber gate providing access to the garden. There is a door providing access to the single garage 2.52m x 5.13m [which could be used for a variety of purposes] with up and over door with double tarmac driveway in front providing off road parking for two vehicles. To the rear is a tiered garden with pebbled area leading to a lawn area with planted features and the upper tier comprising of a raised decked patio area, perfect for alfresco dining. There is access to a summer house. The rear garden is fully enclosed by timber fencing.



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.