



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.



WAKEFIELD | OSSETT | HORBURY
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
 01924 899 870 | 01977 798 844



56 Harrison Close, Wakefield, WF1 3FE

For Sale Freehold £450,000

Positioned within this modern and attractive development sits this executive detached family home built by Avant Homes. The property boasts four well-proportioned bedrooms: a spacious principle bedroom enjoying an elegant en-suite in addition to the stunning house bathroom. The property enjoys an open plan kitchen with living/dining area and bi-fold doors to the patio and rear gardens, taking full advantage of the open views over QEGS school playing fields and the Wakefield skyline.

The accommodation briefly comprises: entrance hall, access to the dining room with remaining converted garage storage, a large guest w.c, living room, open plan kitchen/dining/living area with bi-fold doors leading to the gardens. The first floor landing leads to four well proportioned bedrooms, the main bedroom with an en-suite shower room and the house bathroom. Outside, the property has a lawned area to the front with a tarmac driveway providing parking for two cars and access to the remaining garage storage. To the rear, there is a two tiered garden with patio area and a magnificent glass balustrade offering uninterrupted views across the playing fields. The garden benefits from an external power socket and a water tap. The lower tier provides a private, lawned garden with planted features.

This fabulous home has easy access to the city centre, the M1(junction 41) M62 (junction 30) motorways and Pinderfields Hospital. Excellent schools, health facilities and local amenities are also in close proximity. Only a full internal inspection will truly show what is to offer and o an early viewing is highly advised for avoidance of any disappointment.



ACCOMMODATION

ENTRANCE HALLWAY

Front composite entrance door with a glazed panelled insert with matching side screen, stairwell off to the first floor, doors off providing access to the guest w.c. and understairs storage cupboard. Opening off into the open plan kitchen dining living room space. Fully tiled floor and central heating radiator. Door off to the dining room. Hive central heating control unit.

GUEST W.C.

57" x 55" (1.71m x 1.67m)

Inset spotlights, extractor vent, fully tiled floor, partially tiled walls, two piece suite comprising low flush w.c. with concealed cistern and a wall mounted wash basin with chrome mixer tap. Central heating radiator and a UPVC double glazed frosted window to the front elevation.

OPEN PLAN KITCHEN DINING LIVING ROOM

23'6" x 10'2" (7.17m x 3.10m)

The kitchen area is fitted with modern base and wall units, quartz work surface and matching upstands, four ring induction hob with a canopy hood over, integrated high level Hoover oven, integrated high level Hoover microwave, integrated fridge freezer, integrated dishwasher, 1.5 sink with draining section, mixer tap, inset spotlights, central heating radiator, fully tiled floor throughout, four panelled bi-folding doors providing access to the rear garden and door off to the living room. Central island with base units and quartz work surface over. Tablet and mobile phone charging ports, phone port and T.V. aerial point.



DINING ROOM

9'8" x 11'10" (2.96m x 3.63m)

Door providing access to remaining garage storage post-conversion. Base units with wooden work surface & integrated wine cooler, ideal for entertaining. Central heating radiator and inset spotlighting.

LIVING ROOM

14'1" x 10'4" (4.31m x 3.15m)

UPVC double glazed window to the rear elevation with integral white window shutters and central heating radiator.



FIRST FLOOR LANDING

Glass balustrade staircase to the spacious landing with loft access point, storage cupboard with access to the boiler, central heating radiator, access to four bedrooms and house bathroom/w.c.

BEDROOM ONE

14'7" x 10'5" (4.47m x 3.19m)

The measurement excludes built in wardrobe units with contemporary sliding doors. UPVC double glazed window to the rear elevation enjoying a far reaching outlook over school playing fields and having integral white window shutters, central heating radiator and door off to the en suite shower room/w.c. USB port, T.V. aerial point and Hive central heating control unit.



EN SUITE SHOWER ROOM/W.C.

7'6" x 4'6" plus walk in area (2.31m x 1.38m plus walk in area)

Three piece suite comprising wall mounted w.c. with concealed cistern, vanity unit with wash basin and chrome mixer filler, walk in shower enclosure with a fixed waterfall head, hand held hose attachment all electrically operated. Built in cabinet storage, inset spotlights, extractor vent and a UPVC double glazed frosted window to the side elevation with tiled sill.

BEDROOM TWO

10'7" x 10'0" plus recess area (3.24m x 3.07m plus recess area)

UPVC double glazed window to the rear elevation with integral white window shutters and central heating radiator.

BEDROOM THREE

10'4" x 9'6" (3.17m x 2.91m)

UPVC double glazed window to the front elevation with integral white window shutters and a central heating radiator.



BEDROOM FOUR

10'1" x 6'6" (3.08m x 2.00m)

UPVC double glazed window to the front elevation with integral white window shutters and a central heating radiator.

FAMILY BATHROOM/W.C.

7'2" x 5'6" (2.19m x 1.70m)

Three piece suite comprising double ended bath with chrome mixer filler, hand held hose attachment and waterfall shower head over, wall mounted w.c. with concealed cistern, vanity unit with wash basin and chrome mixer filler, partially tiled walls, chrome ladder style towel radiator, inset spotlights, extractor vent and a UPVC double glazed frosted window to the side elevation.

OUTSIDE

To the front, the property has a lawned garden with a double tarmac driveway providing off street parking and in turn leading to the integral garage with up and over door, power and lighting. Access to rear of property through a wooden side gate. The rear garden has been landscaped on a tiered level with an initial paved seating area, adjoining lawn, planted border and a glass balustrade to take full advantage of the rear aspect. The second tiered garden has paved stairwell providing access to a lawn with planted border. Outside water tap and double, external power socket.



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.