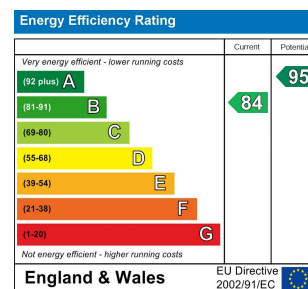
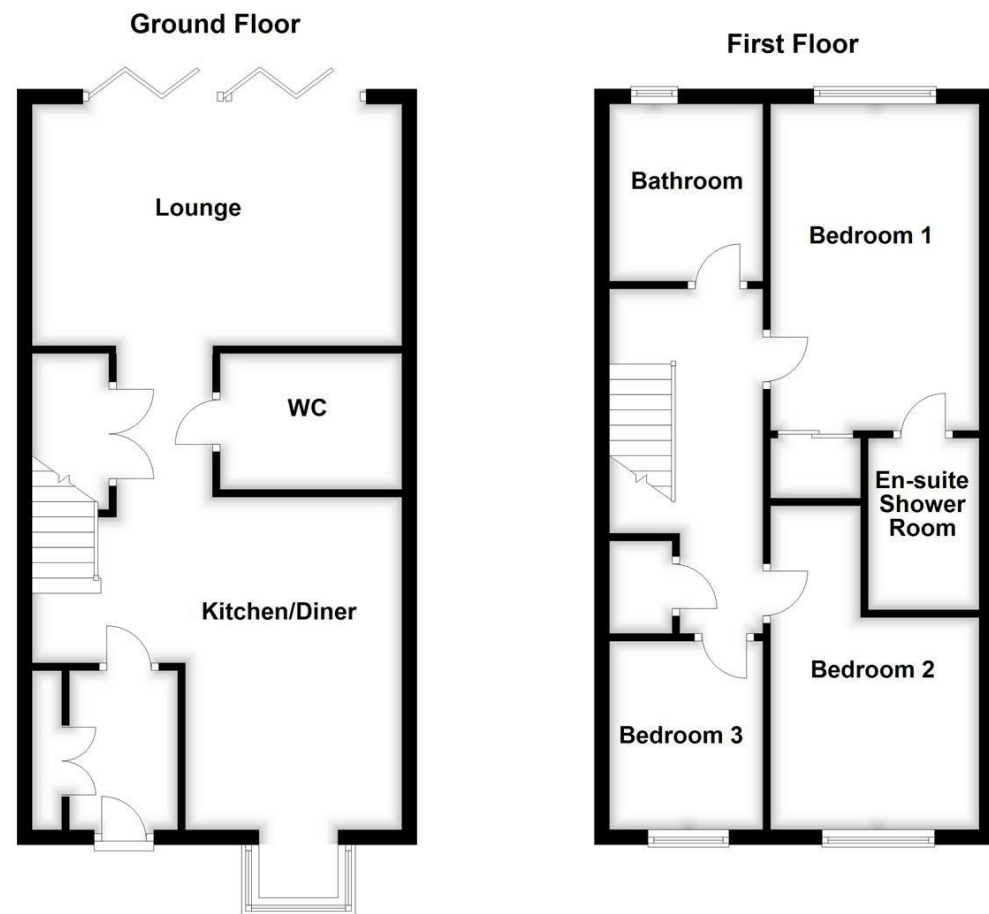




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



54 Harrison Close, Wakefield, WF1 3FE

For Sale Freehold Offers Over £285,000

This immaculately presented executive three bedroom semi detached home is set on a popular modern development on the outer edge of Wakefield city centre.

The accommodation boasts an entrance vestibule leading though to open plan modern living area comprising quality fitted kitchen with full range of integrated appliances, useful utility cupboard, spacious downstairs w.c. and light and airy lounge with bi-folding doors opening out to the garden with open playing field views beyond. To the first floor are three well proportioned bedrooms, the main of which boasts en suite facilities and the two further bedrooms are served by the well appointed house bathroom/w.c. Externally to the front of the property is a driveway providing off street parking. Whilst to the rear the property enjoys a good sized two tiered garden with an excellent degree of privacy and views beyond.

Wakefield plays host to a range of amenities including Wakefield Westgate train station with commuter links to Leeds and London. There is an abundance of shops and eateries, as well as excellent motorway links.

This superb home is exudes modern living and is presented to a ready to move into condition, whilst also being enviably offered with no onward chain.



ACCOMMODATION

ENTRANCE VESTIBULE

4'4" x 6'3" [1.34m x 1.92m]

Composite glazed entrance door with frosted panel and door leading through to the open plan living/kitchen, double central heating radiator and useful in built storage cupboard.

HALLWAY

Stairs to the first floor, double central heating radiator, useful in built utility cupboard with power and light, work space and space for an automatic washing machine and dryer. Access to the w.c. and open to the kitchen/diner.

W.C.

5'1" x 7'10" [1.57m x 2.39m]

Concealed cistern low flush w.c., wall mounted pedestal wash basin with chrome mixer tap, part tiled walls, quality wood effect flooring, double central heating radiator, spotlights to the ceiling and extractor fan.

KITCHEN/DINER

13'7" (max) x 8'7" [4.16m (max) x 2.62m]

Stylish range of wall and base units with quality laminate work surface over incorporating 1/2 stainless steel sink and drainer unit with swan neck mixer tap, four ring gas hob with extractor hood and splash back. Range of integrated appliances including dishwasher, electric oven with microwave above and fridge/freezer. Quality wood effect flooring, spotlights to the ceiling and UPVC double glazed feature bay window to the front.



LOUNGE

16'5" x 10'9" [5.01m x 3.28m]

Bi-folding doors opening to the attractive rear garden with a pleasant outlook beyond, double central heating radiator and television point.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. UPVC double glazed window to the side, double central heating radiator and loft hatch for access to the partially boarded loft. Useful in built storage cupboard over the bulk head where the combination central heating boiler is housed.

BEDROOM ONE

9'1" x 11'11" (max) [2.77m x 3.64m (max)]

UPVC double glazed window to the rear, double central heating radiator, fitted wardrobe with sliding door and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'6" x 4'5" [2.30m x 1.37m]

Walk in shower with waterfall shower head and hand held shower attachment with touch screen temperature control, part tiled walls, vinyl wood effect flooring, concealed cistern low flush w.c., vanity wash hand basin with chrome mixer tap, useful built in storage cupboard, spotlights to the ceiling, chrome heated towel rail and extractor fan.



BEDROOM TWO

15'10" (max) x 9'1" [4.83m (max) x 2.79m]

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

BEDROOM THREE

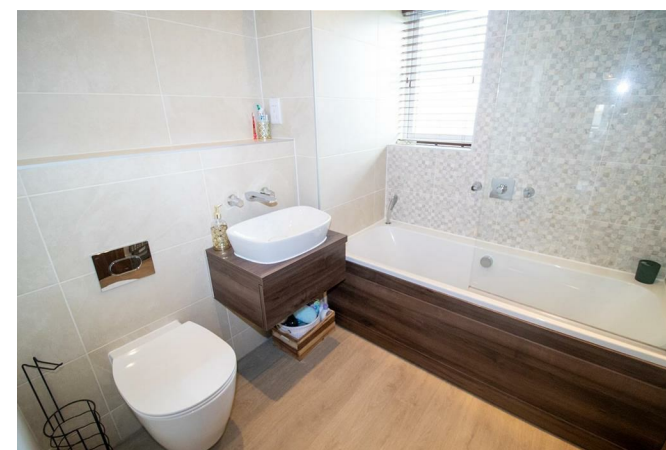
6'11" x 9'3" [2.12m x 2.82m]

UPVC double glazed window to the front, wood effect flooring and double central heating radiator.

BATHROOM/W.C.

6'11" x 7'2" [2.13m x 2.20m]

Stylish three piece suite comprising panelled bath with shower and glazed screen door, vanity wash basin with chrome mixer tap and low flush w.c. Fully tiled walls and wood effect tiled flooring. UPVC double glazed frosted window to the rear, shaver socket point and extractor fan.



OUTSIDE

To the front of the property is a tarmac driveway providing off street parking with gated access down the side. To the rear is a particularly well proportioned two tiered garden with open playing field views beyond and boasts laid to lawn area with paved patio, fence boundaries and steps lead down to a lower level with further lawn, raised beds and fence boundaries.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.