



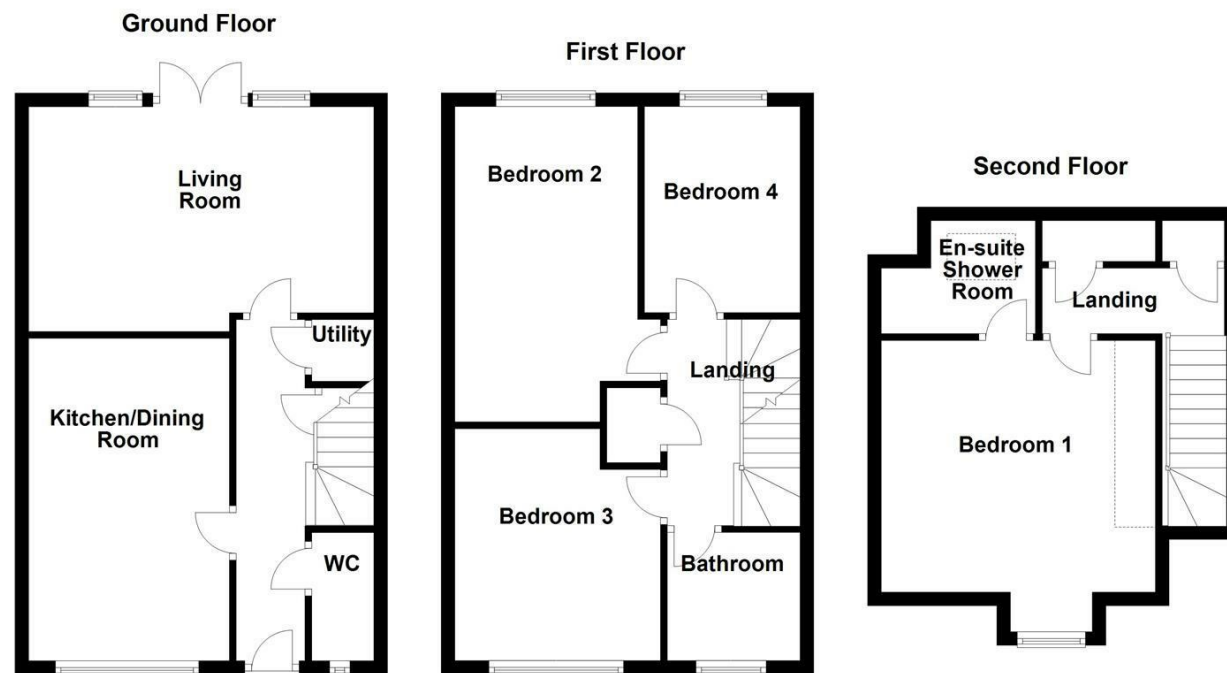
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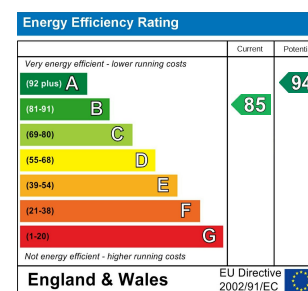
4 Fountains Close, Wakefield, WF1 4FW For Sale Freehold Guide Price £295,000

Situated on this modern development close to Wakefield centre and Pinderfields hospital is this superbly presented three storey, four bedroom semi detached house with 6 years of NHBC warranty remaining and benefiting from driveway parking, rear garden and two bathrooms.

The accommodation briefly comprises entrance hall, downstairs w.c., kitchen diner, living room, first floor landing, three bedrooms, family bathroom/w.c., second floor landing to the main bedroom with en suite shower room/w.c. Externally the property has low maintenance lawns and flagged patio to the rear with ample driveway parking to the front.

Situated close to both Wakefield city centre and Pinderfields Hospital it is ideally located for those who work in the area. It is also only a short driveway away from the motorway networks for those looking to commute further afield.

Done to a superb standard, could make a superb family home and a viewing comes 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



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ACCOMMODATION

ENTRANCE HALLWAY

Front composite door, central heating radiator, built in storage cupboard with a downstairs w.c., access to the kitchen diner and living room. Built in storage has plumbing for washing machine and dryer.

KITCHEN DINER

15'6" x 9'7" [4.74m x 2.94m]

UPVC double glazed window to the front, central heating radiator, modern fitted kitchen with an array of wall and base units for storage, integrated double oven, integrated gas hob with cooker hood and splashback, inset 1 1/2 sink and drainer unit, spotlights to the ceiling, integrated fridge freezer.



LOUNGE

16'8" x 7'9" [5.10m x 2.38m]

UPVC double glazed French doors with floor to ceiling UPVC double glazed windows to the rear elevation, central heating radiator, grey wood effect laminate skirting.



W.C.

6'1" x 3'0" [1.86m x 0.93m]

Frosted UPVC double glazed window to the front, wash hand basin with mixer tap and tiled splashback, low flush w.c., central heating radiator and spotlights to the ceiling.

FIRST FLOOR LANDING

Access to three bedrooms and family bathroom/w.c. Staircase to the second floor. Built in storage housing the water tank.

BEDROOM TWO

13'8" x 8'10" [4.19m x 2.70m]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

11'1" max x 9'0" [3.40m max x 2.75m]

UPVC double glazed window to the front elevation, central heating radiator.



BEDROOM FOUR

9'10" x 7'6" [3.02m x 2.30m]

UPVC double glazed window to the rear elevation, central heating radiator.

BATHROOM/W.C.

7'4" x 6'2" [2.24m x 1.88m]

Frosted UPVC double glazed window to the front, wall mounted shower over the bath, wash hand basin with mixer tap and tiled splashback, low flush w.c., chrome style ladder radiator, tiled over the bath and shower area, spotlights and extractor to the ceiling. Shaver point.



SECOND FLOOR LANDING

Central heating radiator, storage cupboard housing the boiler, further storage cupboard.

BEDROOM ONE

14'0" x 13'0" [4.29m x 3.98m]

UPVC double glazed window to the front, central heating radiator, access to the storage eaves, door into the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

10'11" x 5'0" [3.34m x 1.54m]

Velux window to the rear, fully tiled shower cubicle with wall mounted shower and shower screen, low flush w.c., wash hand basin with mixer tap and tiled splashback. Spotlights and extractor to the ceiling, shaver point and chrome style ladder radiator.

OUTSIDE

To the front of the property there is tarmac driveway with ample space for two-three cars, electric charger point and outside tap. Side gate leads to the rear garden to patio seating area, low maintenance lawns and space for storage shed.



COUNCIL TAX BAND

The council tax band for this property is D

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.