



**WAKEFIELD**  
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## 618 Leeds Road, Wakefield, WF1 2LT

### For Sale Freehold £400,000

Situated in the heart of Outwood is this charming four bedroom semi detached period home which blends original features like coving, fitted storage, and traditional tiling with modern updates, including a stylish kitchen and bathroom. The spacious property also benefits from a side garage extension.

The property briefly comprises of entrance vestibule, inner hallway, living room, dining room, kitchen with access down to the cellar. The first floor landing leads to four bedrooms (the principal bedroom with en suite shower facilities) and three piece suite house bathroom/w.c. Outside, the property is accessed to the front via an iron gate onto a lawned garden with planted features, mature trees, shrubs and flowers throughout with a paved pathway leading to the front door. A paved driveway provides off road parking for several vehicles leading to the attached double garage. To the rear is a courtyard style garden incorporating many trees, shrubs and flowers with water feature pond, paved patio area, perfect for outdoor dining and entertaining and timber built canopy, fully enclosed by hedging and timber fencing. There is an outbuilding accessed from the rear, ideal for storage.

Situated in a popular part of Outwood, the property is well placed to local amenities including shops and schools with local bus routes nearby to and from Wakefield and Leeds. The motorway network and Outwood train station are only a short distance away, perfect for those looking to travel further afield.

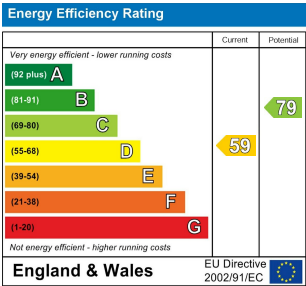
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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.





## ACCOMMODATION

### ENTRANCE VESTIBULE

5'11" x 4'4" [1.81m x 1.34m]

Original timber framed front entrance door, original tiled floor, dado rail, original coving to the ceiling and timber framed frosted fluted door leading into the inner hallway.



### INNER HALLWAY

24'0" x 5'10" [max] x 3'1" [min] [7.33m x 1.8m [max] x 0.96m [min]]

Stairs to the first floor landing, original coving to the ceiling, dado rail, central heating radiator and doors to the living room, dining room and kitchen.

### LIVING ROOM

17'1" x 13'11" [max] x 8'4" [min] [5.23m x 4.25m [max] x 2.56m [min]]

UPVC double glazed sash window bay window to the front, original coving to the ceiling, dado rail, ceiling rose, central heating radiator and gas fireplace with tiled hearth, surround and wooden mantle.

### DINING ROOM

14'3" x 13'11" [max] x 12'9" [min] [4.35m x 4.25m [max] x 3.91m [min]]

Central heating radiator, original coving to the ceiling, original ceiling rose, picture rail and open fireplace with tiled hearth, surround and wooden mantle.

### KITCHEN

11'0" x 14'11" [3.36m x 4.55m]

Range of modern wall and base units with laminate work surface over and laminate splash back. 1 1/2 stainless steel sink and drainer with mixer tap, five ring gas hob with glass splash back and stainless steel extractor hood above. Integrated double oven, space for an American style fridge/freezer, space and plumbing for a washing machine and dishwasher. Two UPVC double glazed sash window bay windows to the side and rear, timber framed frosted door to the rear, door providing access down to the cellar, central heating radiator and fitted storage cupboard.



### CELLAR

13'11" x 14'2" [4.26m x 4.32m]

Access via the kitchen, power and light, spotlights to the ceiling.

### FIRST FLOOR LANDING

Original coving to the ceiling, original fitted storage cupboard, dado rail, loft access and doors to four bedrooms and the house bathroom.

### BEDROOM ONE

14'2" x 13'11" [max] x 7'3" [min] [4.34m x 4.26m [max] x 2.23m [min]]

Two UPVC double glazed sash windows to the rear, folding door to the en suite shower room, original coving to the ceiling, picture rail and central heating radiator.



### EN SUITE SHOWER ROOM/W.C.

6'2" x 3'1" [max] x 1'10" [min] [1.9m x 0.94m [max] x 0.56m [min]]

Three piece suite comprising low flush w.c., wall mounted wash basin with tiled splash back and shower cubicle with overhead shower and glass shower screen. LED mirror, ladder style radiator, original coving to the ceiling, spotlights to the ceiling, extractor fan, picture rail and partially tiled.

### BEDROOM TWO

14'2" x 10'10" [max] x 7'3" [min] [4.33m x 3.31m [max] x 2.21m [min]]

Two UPVC double glazed sash windows to the front, original coving to the ceiling, picture rail and central heating radiator.



### BEDROOM THREE

9'1" x 10'10" [2.79m x 3.31m]

Original coving to the ceiling, picture rail, central heating radiator and UPVC double glazed sash window to the front.

### BEDROOM FOUR

11'1" x 7'10" [3.38m x 2.41m]

Original coving to the ceiling, picture rail, UPVC double glazed sash window to the side and central heating radiator.

### BATHROOM/W.C.

7'9" x 6'5" [2.37m x 1.97m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with storage and mixer tap and panelled bath with mixer tap, jets and shower head attachment. UPVC double glazed frosted sash window to the side, chrome ladder style radiator, spotlights to the ceiling and extractor fan.



### OUTSIDE

To the front of the property, an iron gate provides access to a good sized garden mainly laid to lawn with planted features, mature trees, shrubs and flowers throughout with a paved pathway leading to the front door. A paved driveway provides off road parking for several vehicles leading to the attached double garage. To the rear is a courtyard style garden incorporating many trees, shrubs and flowers with water feature pond, paved patio area, perfect for outdoor dining and entertaining and timber built canopy, fully enclosed by hedging and timber fencing.



### DOUBLE GARAGE

28'6" x 10'9" [8.7m x 3.29m]

Set of double doors to the front, frosted rear door, double glazed timber framed windows to the rear, central heating radiator and power and light. Loft access to a loft room above the garage.

### OUTHOUSE

7'5" x 8'1" [2.27m x 2.48m]

The boiler is housed here. With power and light this is a useful workshop and storage for garden equipment.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.