



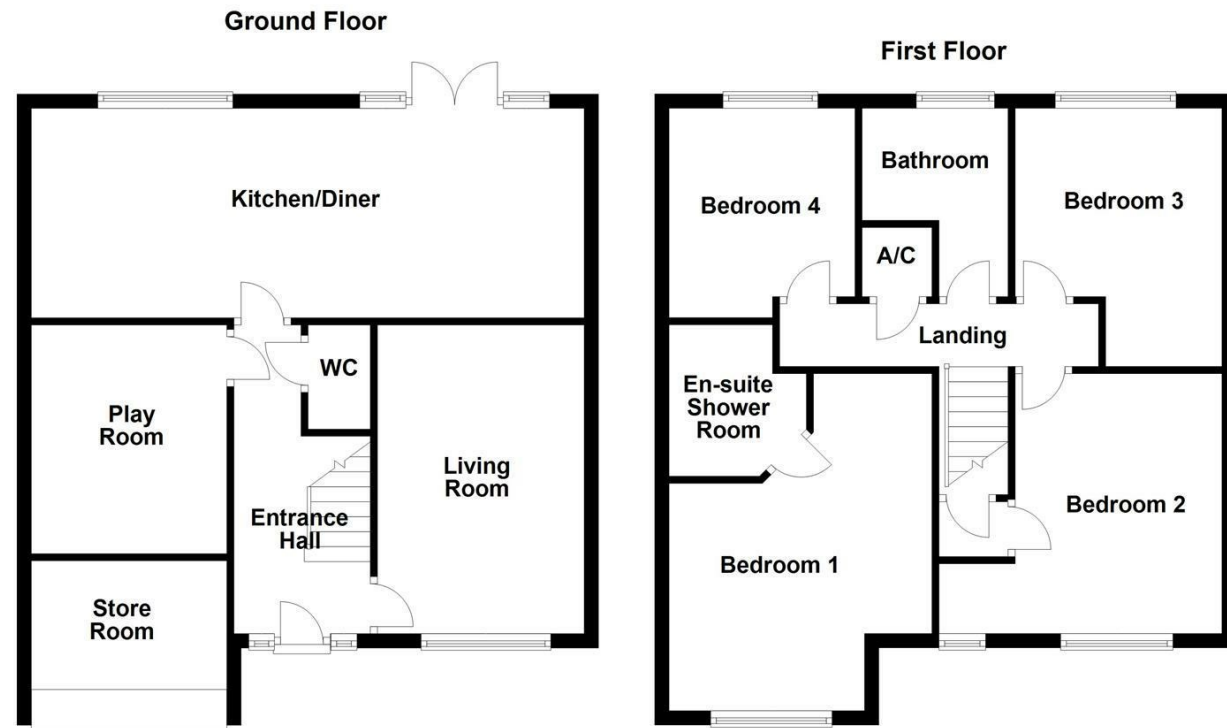
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## 7 Heselden Drive, City Fields, Wakefield, WF1 4FQ

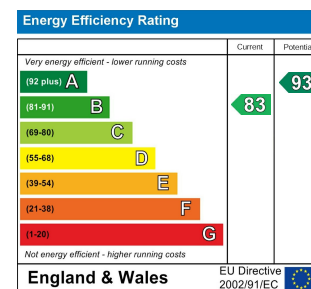
For Sale Freehold £420,000

Located on this modern development is this four bedroom detached family home presented to an extremely high standard throughout benefitting from spacious accommodation, en suite, ample off road parking and an enclosed rear garden, ideal for the growing family.

The property fully comprises of entrance hall, living room, downstairs w.c., kitchen/diner and play room (converted garage). The first floor landing leads to four bedrooms (main with en suite shower facilities) and three piece suite house bathroom/w.c. Outside to the front is a lawned garden and block paved driveway providing off road parking for two vehicles. To the rear is an enclosed garden with large paved patio area and a low maintenance artificial lawn.

The property is ideally located for anyone working in Pinderfields, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early 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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## ACCOMODATION

### ENTRANCE HALL

Composite front entrance door with frosted side panels, central heating radiator, fully porcelain tiled floor, staircase to the first floor landing and doors to the living room, downstairs w.c., kitchen/diner and play room.

### LIVING ROOM

9'5" x 14'4" [2.89m x 4.37m]

UPVC double glazed window overlooking the front aspect and central heating radiator.



### W.C.

Pedestal wash basin with mixer tap and tiled splash back, concealed cistern low flush w.c., central heating radiator, inset spotlights, extractor fan and fully tiled floor.

### KITCHEN/DINER

9'7" x 25'5" [2.94m x 7.76m]

Range of wall and base units with laminate work surface over and tiled splash back above. 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap, integrated twin oven and grill with four ring gas hob, stainless steel splash back and cooker hood over. Integrated fridge/freezer, integrated dishwasher and integrated washing machine Fully porcelain tiled floor, two central heating radiators, UPVC double glazed window overlooking the rear aspect and set of UPVC double glazed French doors with windows either side leading out to the rear garden.



### PLAY ROOM

7'9" x 10'6" [2.37m x 3.21m]

Converted garage with wall mounted boiler.

### FIRST FLOOR LANDING

Loft access, doors to four bedroom, modern house bathroom and airing cupboard.

### BEDROOM ONE

15'2" (max) x 10'3" (min) x 11'3" [4.63m (max) x 3.13m (min) x 3.43m]

UPVC double glazed window overlooking the front elevation, central heating radiator and door to the en suite shower room.



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

5'0" x 6'6" [1.54m x 2.0m]

Three piece suite comprising enclosed shower cubicle with mixer shower, wall hung wash basin with chrome mixer tap and concealed cistern low flush w.c. with tiled splash back. Fully tiled floor, central heating radiator, inset spotlights and extractor fan.

### BEDROOM TWO

11'11" x 9'7" (min) x 13'6" (max) [3.65m x 2.94m (min) x 4.13m (max)]

UPVC double glazed windows overlooking the front elevation, central heating radiator and door providing access to a storage cupboard.



### BEDROOM THREE

8'5" (min) x 12'3" (max) x 9'4" [2.59m (min) x 3.74m (max) x 2.87m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR

8'6" (min) x 9'8" (max) x 7'11" [2.60m (min) x 2.95m (max) x 2.42m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BATHROOM/W.C.

8'5" (max) x 5'9" (min) x 6'8" [2.59m (max) x 1.77m (min) x 2.04m]

Three piece suite comprising concealed cistern low flush w.c., wall hung wash basin with mixer tap and panelled bath with mixer tap and mixer shower over. Partially tiled walls, fully tiled floor, central heating radiator, inset spotlights, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



### OUTSIDE

To the front is a double block paved driveway providing ample off road parking leading to a door providing access into a store room. There is a lawned garden with pebbled edge and paved pathways running down either side of the property accessing the enclosed rear garden. Within the rear garden is a large paved patio area, perfect for entertaining and dining purposes with timber shed, overlooking an attractive artificial lawn and surrounded by solid brick built walls on all three sides.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.