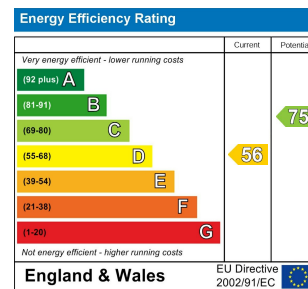
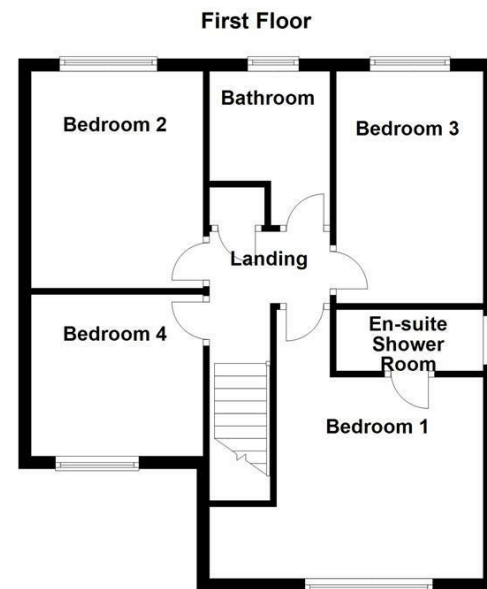
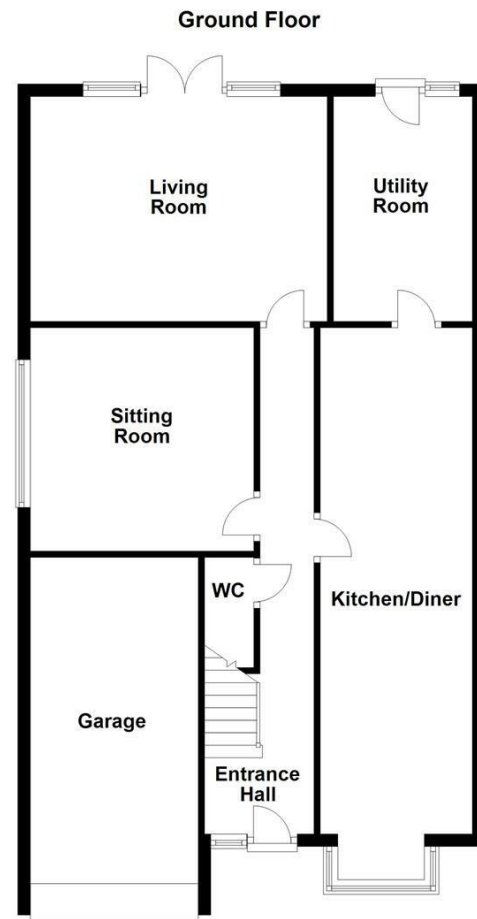




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IMPORTANT NOTE TO PURCHASERS

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.



12 Boundary Drive, Wakefield, WF1 3QQ

For Sale Freehold £400,000

Situated in this sought after, modern development is this superbly appointed and extended detached family home boasting four double bedrooms, two reception rooms, large modern kitchen/diner, integral garage, UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises entrance hall, spacious kitchen/diner, living room with French doors to the rear garden, separate sitting room, utility room and downstairs w.c. to complete the ground floor. The first floor landing leads to four good sized double bedrooms, the master with en suite shower room/w.c. in addition to the main house bathroom/w.c. Outside, a driveway provides off street parking for two cars leading to the integral single garage. Lawned area with steps leading up to the front entrance door and pathway leading around the side of the property. The rear garden is landscaped for ease of maintenance with a paved patio, slate chippings and raised timber decking.

Situated in this highly sought after part of Wakefield, the property is well placed for access to a range of amenities including local shops, well regarded schools, Pinderfields Hospital and local bus routes. For those wishing to commute further afield, only a short drive to Westgate Train Station, junction 41 of the M1 and junction 30 of the M62.

Offered for sale with no upward chain, only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. UPVC double glazed window to the front, coving to the ceiling, Karndean flooring, two central heating radiators, staircase to the first floor landing and doors to the kitchen/diner, living room, sitting room and downstairs w.c.

KITCHEN/DINER

26'7" x 8'0" [8.11m x 2.44m]

Comprising a range of modern gloss wall and base units with laminate work surface and matching breakfast bar. Stainless steel sink and drainer, 1.5 sink and drainer, integrated double oven and grill, five ring gas hob with cooker hood above, integrated dishwasher, integrated fridge, coving to the ceiling, inset spotlights to the ceiling, UPVC double glazed walk-in bay window to the front, two central heating radiators and Karndean flooring. Door to the utility room.

UTILITY ROOM

11'10" x 7'3" [3.62m x 2.22m]

Modern gloss base units with laminate work surface, plumbing and space for a washing machine, space for a dryer, coving to the ceiling, central heating radiator, inset spotlights to the ceiling, integrated freezer, Karndean flooring, UPVC double glazed window to the rear and composite rear entrance door.

LIVING ROOM

15'8" x 11'10" [4.80m x 3.61m]

UPVC double glazed French doors to the rear garden with glazed side screens, coving to the ceiling and two central heating radiators.



SITTING ROOM

11'8" x 11'8" [3.57 x 3.57]

UPVC double glazed frosted window to the side, coving to the ceiling and central heating radiator.



DOWNSTAIRS W.C.

Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splash back. Central heating radiator, Karndean flooring and extractor fan.

FIRST FLOOR LANDING

Coving to the ceiling, airing cupboard and doors to four bedrooms and the house bathroom/w.c. Access to the partially boarded loft with light.

BEDROOM ONE

14'3" x 10'7" max [4.35m x 3.24m max]

UPVC double glazed window to the front, coving to the ceiling and central heating radiator. Door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

7'7" x 3'1" [2.33m x 0.96m]

Three piece white suite comprising shower cubicle with thermostatic shower, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the side, part tiled walls, central heating radiator, shaver socket point, inset spotlights to the ceiling and extractor fan.



BEDROOM TWO

11'4" x 9'0" [3.46m x 2.75m]

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

BEDROOM THREE

12'2" x 7'8" [3.72m x 2.35m]

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

BEDROOM FOUR

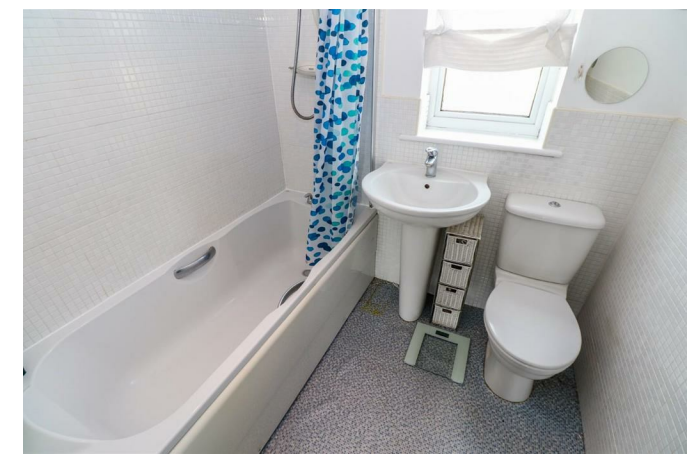
9'0" x 8'5" [2.75m x 2.58m]

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

HOUSE BATHROOM/W.C.

6'2" x 5'8" [1.88m x 1.74m]

Three piece white suite comprising panelled bath with mixer shower over, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the rear, part tiled walls, central heating radiator, shaver socket point, inset spotlights to the ceiling and extractor fan.



OUTSIDE

There is a lawned garden to the front with steps leading up to the front entrance door and pathway leading around the side of the property. A driveway provides off street parking for two cars leading to the integral single garage with electric door, power and lighting. The rear garden is landscaped for ease of maintenance with a paved patio, slate chippings and raised timber decking. Timber shed. Outside lighting and water point.



COUNCIL TAX BAND

The council tax band for this property is D.

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.