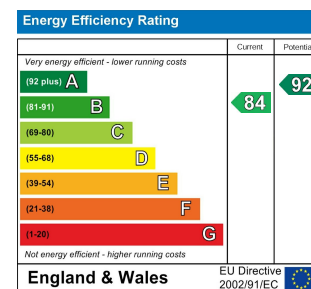
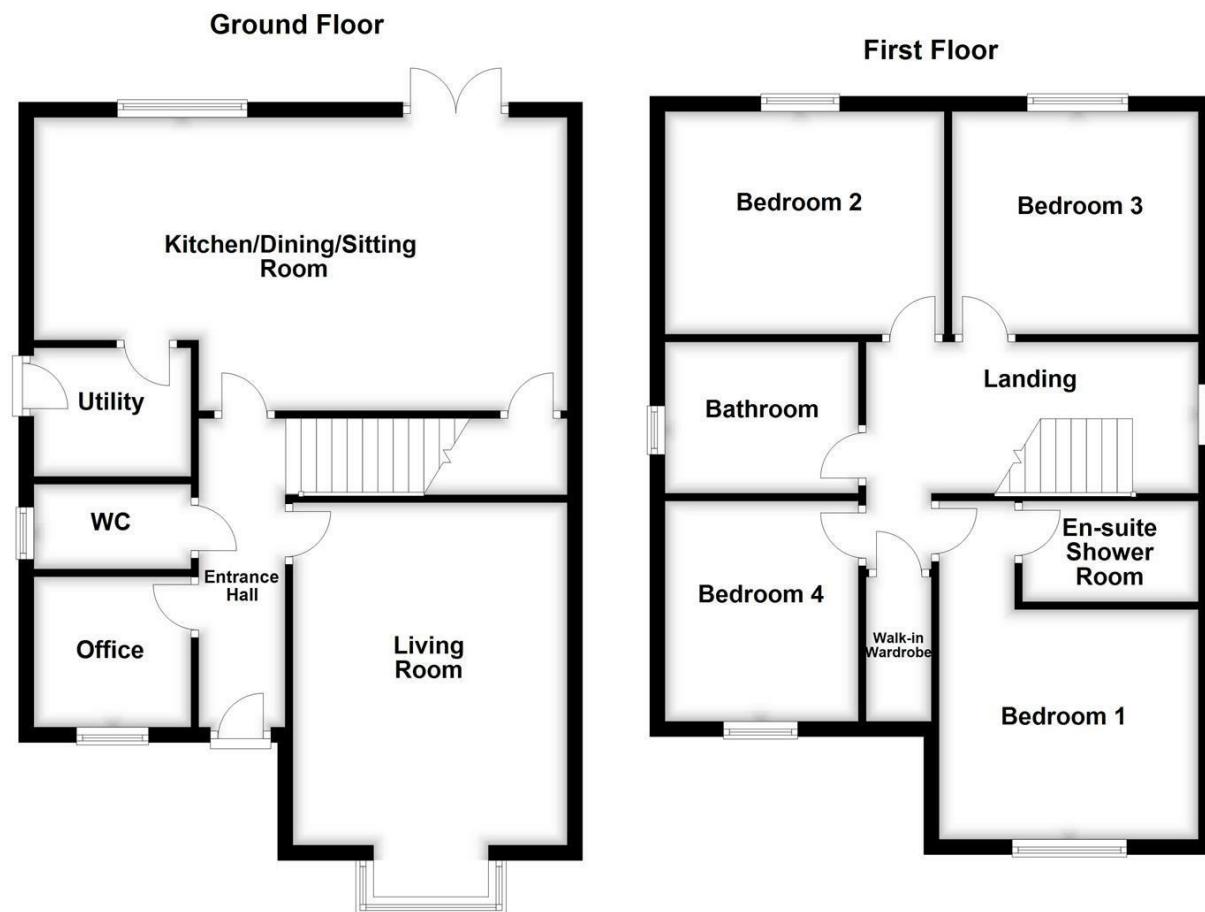




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**8 Tree Top Close, City Fields, Wakefield, WF3 4GL**  
**For Sale Freehold £425,000**

Nestled in a cul-de-sac location on this sought after modern development in the CITY FIELDS area of Wakefield is this generously proportioned four bedroom detached family home. Superbly presented throughout, the property benefits from modern fitted kitchen and bathroom/w.c. Four good size bedrooms and ideal side gardens for families and entertaining.

The accommodation briefly comprises of entrance hall, living room, office, downstairs w.c., kitchen dining sitting room, utility room, first floor landing with loft access, four bedrooms, house bathroom and walk in wardrobe. Bedroom one has en suite shower room facilities. Outside, to the front of the property the garden is laid to lawn with woodchip and planted bed incorporating mature shrubs surround, paved pathway to the front door and a tarmac driveway leading down to the side of the garage to a single semi detached garage with up and over door. To the rear there is a good size garden, which is mainly laid to lawn ideal for families. A small paved area and towards the rear of the garden there is space for a garden shed, summerhouse or children playhouse. The garden is fully enclosed by timber fencing.

This property would make an ideal purchase for a range of buyers looking the City Fields area as its a good size for the growing family, but is ideally located for shops, schools and transport links. Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid disappointment.

**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 HALL

Frosted composite door leading into the entrance hall. Stairs to the first floor landing, doors to the living room, office, downstairs w.c. and kitchen dining sitting room.

### LIVING ROOM

17'8" x 11'11" max x 6'2" min [5.4m x 3.64m max x 1.9m min]

Two central heating radiators, UPVC double glazed bow window to the front.



### OFFICE

6'10" x 6'6" [2.1m x 2m]

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

### DOWNSTAIRS W.C.

6'10" x 3'8" [2.1m x 1.13m]

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

### KITCHEN DINING SITTING ROOM

23'4" x 12'8" max x 9'8" min [7.13m x 3.87m max x 2.97m min]

UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden, door to understairs storage cupboard, door leading to the utility, central heating radiator, spotlighting to the ceiling, a range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, four ring Zanussi induction hob with stainless steel extractor hood above, integrated Zanussi double oven, integrated fridge freezer, integrated Zanussi dishwasher. Partial frosted glass splash back.



### UTILITY ROOM

6'10" x 5'5" [2.1m x 1.67m]

Composite door with frosted glass pane to the side, extractor fan, central heating radiator, boiler, space and plumbing for washing machine, space for a tumble dryer, modern base units with laminate work surface over.

### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, central heating radiator, doors to the bedrooms, house bathroom and walk in wardrobe.

### BEDROOM ONE

11'2" x 15'1" max x 10'5" min [3.42m x 4.6m max x 3.19m min]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding doors, access to the en suite shower room/w.c.



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

7'10" x 4'2" [2.4m x 1.28m]

Extractor fan, spotlighting to the ceiling, chrome ladder style central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with mains fed overhead shower and shower head attachment and shower screen. Partially tiled.

### BEDROOM TWO

9'0" x 12'4" [2.75m x 3.78m]

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

### BEDROOM THREE

8'11" x 10'8" [2.74m x 3.26m]

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



### BEDROOM FOUR

8'5" x 10'4" [2.58m x 3.15m]

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

### HOUSE BATHROOM/W.C.

8'4" x 6'6" [2.55m x 2m]

Frosted UPVC double glazed window to the side, extractor fan, spotlighting to the ceiling, chrome ladder style central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with mixer tap and a separate shower cubicle with mains fed shower head attachment and shower screen. Partially tiled.



### WALK IN WARDROBE

3'1" x 6'5" [0.95m x 1.98m]

Spotlighting to the ceiling.

### OUTSIDE

To the front, the garden itself is laid to lawn with planted and woodchip beds incorporating some mature shrubs and a paved pathway to the front entrance door. To the side there is a tarmac driveway providing off road parking leading to a single semi detached garage with up and over door. The rear garden is mainly laid to lawn ideal for families and towards the end of the garden there is space for a garden shed/children's playhouse. A small paved area and is fully enclosed by timber fencing.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We love the quiet cup-de-sac location, opposite a pond and short walk to the canal, a really quite and tranquil spot."

### COUNCIL TAX BAND

The council tax band for this property is E

### 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.

### PLEASE NOTE

The vendor pays £123 per year for maintenance of communal areas.