

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



22 Johnson Road, Wakefield, WF2 9BU

For Sale Freehold £415,000

Nestled in a sought after modern development is this four bedroom detached family home benefitting from well proportioned accommodation, ample reception space and an attractive enclosed rear garden.

The property briefly comprises of entrance hall, w.c., living room and kitchen/diner with utility. The first floor landing leads to four bedrooms (principal bedroom with en suite facilities) and the house bathroom/w.c. Outside to the front is a small garden and driveway running under a car port leading to the single detached garage. To the rear is a lawned garden with several paved patio areas with canopy's, perfect for al fresco dining, surrounded by timber fencing.

The property is ideally situated for links to the M1 motorway network as well as being conveniently situated for easy access to both Wakefield and Ossett centres.

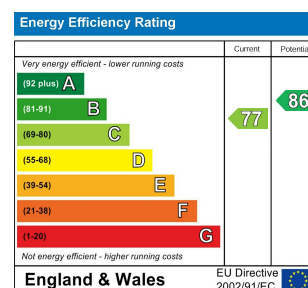
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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 HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing with understairs storage cupboard and doors to the living room, kitchen/diner and w.c.

W.C.

3'7" x 4'9" [1.1m x 1.45m]

Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

17'1" x 11'6" [max] x 2'3" [min] [5.21m x 3.52m [max] x 0.7m [min]]

UPVC double glazed bay window to the front and two central heating radiators.



KITCHEN/DINER

19'4" x 14'2" [max] x 9'4" [min] [5.9m x 4.33m [max] x 2.85m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back.

Integrated double oven with six ring gas hob and extractor hood above, integrated dishwasher and integrated fridge/freezer. UPVC double glazed windows to the side and rear, a set of UPVC double glazed French doors to the rear garden and double doors to a utility/storage cupboard. The Ideal boiler is housed in here.

UTILITY

2'3" x 4'7" [0.7m x 1.41m]

Laminate work surface over with space and plumbing for a washing machine and tumble dryer and an extractor fan.

FIRST FLOOR LANDING

Loft access, access to a storage cupboard, central heating radiator and doors to four bedrooms and the house bathroom.

BEDROOM ONE

14'5" x 14'3" [max] x 7'9" [min] [4.4m x 4.36m [max] x 2.38m [min]]

Fitted wardrobes with sliding mirror doors, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'8" x 7'2" [1.44m x 2.2m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment. UPVC double glazed frosted window to the front, ladder style radiator, extractor fan and shaver socket point.



BEDROOM TWO

10'2" x 18'3" [3.1m x 5.57m]

UPVC double glazed windows to the front and rear, two central heating radiators, loft access and a set of fitted wardrobes with partially mirrored doors.



BEDROOM THREE

9'11" x 10'3" [max] x 9'8" [min] [3.03m x 3.13m [max] x 2.97m [min]]

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



BEDROOM FOUR

10'2" x 7'10" [max] x 5'9" [min] [3.11m x 2.4m [max] x 1.76m [min]]

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

BATHROOM/W.C.

6'3" x 7'1" [1.93m x 2.16m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap. UPVC double glazed frosted window to the side, extractor fan and ladder style radiator.



OUTSIDE

To the front of the property is a pebbled garden and tarmac driveway running under a car port leading to the single detached garage with manual up and over, power and light. To the rear is a lawned garden incorporating decked and paved patio areas, perfect for outdoor dining and entertaining with numerous wooden canopy's over with space and plumbing for a hot tub, fully enclosed by timber fencing.



PLEASE NOTE

There is a service charge of £280.00 [per annum].

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.