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The Beeches, 313 Leeds Road, Wakefield, WF1 2JQ

For Sale Freehold Offers In Excess Of £350,000

Situated on the popular Leeds Road in Newton Hill is this well presented and extended four bedroom semi detached family home benefitting from spacious reception rooms, gated off road parking for up to six vehicles and an enclosed rear garden. Constructed around 1924, with the first occupants moving in by late 1925, the current sellers inform us that they are the property's fourth owners.

The property briefly comprises of the entrance hall, dining/sitting room, kitchen, sun room, living room and utility/store. The first floor landing leads to four bedrooms, bathroom/w.c. and shower room/w.c. Outside to the front, double gates lead onto a driveway providing off road parking for several vehicles. Whilst to the rear is an enclosed lawned garden with planted borders and three outbuildings, ideal for storage, fully enclosed by timber fencing and hedging.

The property is ideally located for all local shops and amenities including schools with Pinderfields Hospital and Wakefield city centre being only a short distance away. For those looking to travel further afield for work, Outwood train station is nearby.

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

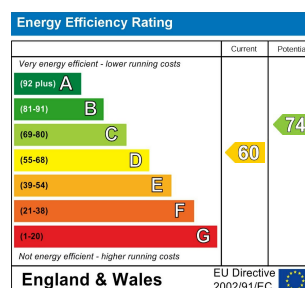
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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,
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Ossett & Horbury offices 01924 266555
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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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PROPERTY ALERTS

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ACCOMMODATION

ENTRANCE HALL

13'6" x 8'4" (max) x 4'11" (min) [4.12m x 2.56m (max) x 1.5m (min)]
Timber framed entrance door, UPVC double glazed frosted window to the front, coving to the ceiling, picture rail, central heating radiator, stairs to the first floor landing, an opening to the kitchen and doors to the dining/sitting room and living room.

DINING/SITTING ROOM

16'3" x 13'3" (max) x 7'8" (min) [4.97m x 4.04m (max) x 2.35m (min)]
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling, picture rail and decorative cast iron fireplace with tiled hearth.



KITCHEN

8'10" x 10'9" [2.71m x 3.28m]
Range of modern wall and base units with wooden work surface over, sink and drainer with mixer tap and tiled splash back. Integrated double oven, four ring gas hob with extractor hood above, integrated fridge/freezer and integrated dishwasher. Access to an understairs storage cupboard, door to the utility/store, UPVC double glazed window to the rear, an opening to the sun room and coving to the ceiling.



SUN ROOM

13'9" x 7'8" [4.2m x 2.34m]
Surrounded by UPVC double glazed windows, two central heating radiators, an opening through to the living room and a set of UPVC double glazed French doors to the rear garden.

LIVING ROOM

14'3" x 12'8" (max) x 11'6" (min) [4.35m x 3.88m (max) x 3.51m (min)]
Door to the entrance hall, coving to the ceiling, picture rail and gas fireplace with marble heath, wooden surround and mantle.



UTILITY/STORE

5'10" x 26'2" [1.8m x 7.98m]
Electric roller door to the front making ideal storage space, eg for motorcycle storage. Timber framed rear door, wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, wash basin, space and plumbing for a washing machine and tumble dryer. The Ideal combi boiler is housed in here.

FIRST FLOOR LANDING

Doors to four bedrooms, house bathroom and separate shower room.

BEDROOM ONE

14'4" x 12'9" (max) x 11'6" (min) [4.37m x 3.9m (max) x 3.52m (min)]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

12'10" x 12'1" [3.93m x 3.7m]
Fitted wardrobes, UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

6'1" x 15'3" [1.86m x 4.65m]
UPVC double glazed window to the front, central heating radiator and fitted storage cupboard.

BEDROOM FOUR

8'6" x 7'6" [2.6m x 2.3m]
UPVC double glazed window to the front and central heating radiator. Access to the fully insulated and partially boarded loft via retractable ladder and loft hatch (providing lots of additional storage).

BATHROOM/W.C.

8'10" x 7'4" [2.71m x 2.26m]
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and electric shower. UPVC double glazed frosted window to the rear, chrome ladder style radiator and fully tiled.



SHOWER ROOM/W.C.

7'3" x 6'0" [2.22m x 1.85m]
Three piece suite comprising low flush w.c., wash basin with mixer tap and double shower cubicle with mains over head shower. UPVC double glazed frosted window to the rear, chrome ladder style radiator, spotlights and extractor fan.

OUTSIDE

The front of the property is accessed via double iron gates onto a printed concrete driveway providing off road parking for up to six vehicles. There is access to the front entrance door and utility/storage extension with roller door. To the rear is a good sized rear garden incorporating lawned areas with planted bed borders and mature shrubs, surrounded by timber fencing and hedging. There are three brick built outbuildings, ideal for storage.



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.