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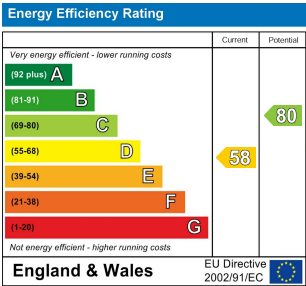


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



17 Hawthorne Terrace, Wakefield, WF2 0AY

For Sale Freehold £235,000

Tucked away in a pleasant cul-de-sac, this stunning four bedroom mid terrace home spans three floors and has been thoughtfully renovated throughout to an exceptional standard. Combining modern comfort with period charm, the property boasts a brand new boiler, a stylish fitted kitchen/diner and beautifully presented low-maintenance gardens, making it the perfect family home.

The current owners have carried out an extensive programme of renovation. Original floorboards have been carefully restored, complemented by new carpets and flooring throughout, while both staircases have been beautifully refurbished with fitted runners. Every wall has been repaired, redecorated, and finished to a high standard, with decorative moulding added in key rooms to enhance the home's period character. Chimney breasts have been capped, and the upstairs benefits from new flooring, creating a seamless, cohesive finish. The result is a home that effortlessly blends modern convenience, including a new boiler, upgraded heating, kitchen, and cloakroom, with lovingly restored original features such as the floorboards, staircases, and fireplaces.

Inside, the accommodation briefly comprises an inviting entrance hall, a spacious living room and a contemporary open plan kitchen/diner with separate utility and downstairs w.c. The first floor hosts three well proportioned bedrooms and a beautifully appointed house bathroom, with a further staircase leading to a generous fourth bedroom on the second floor. Externally, the property enjoys a small buffer garden to the front with steps to the entrance, while a shared driveway to the side runs beneath the flying freehold to the rear garden. The enclosed rear garden has been designed for easy maintenance, featuring a pebbled layout with artificial lawn and paved seating areas, ideal for relaxing or entertaining.

Perfectly placed close to a range of local amenities including shops, well regarded schools and excellent transport links, the property provides easy access to Wakefield city centre, the M1 and M62 motorway networks, and Wakefield Westgate train station, making it ideal for commuters.

A property of this calibre, with its blend of modern upgrades and restored character, is rarely available. An early internal inspection is strongly recommended to truly appreciate the quality and lifestyle on offer.



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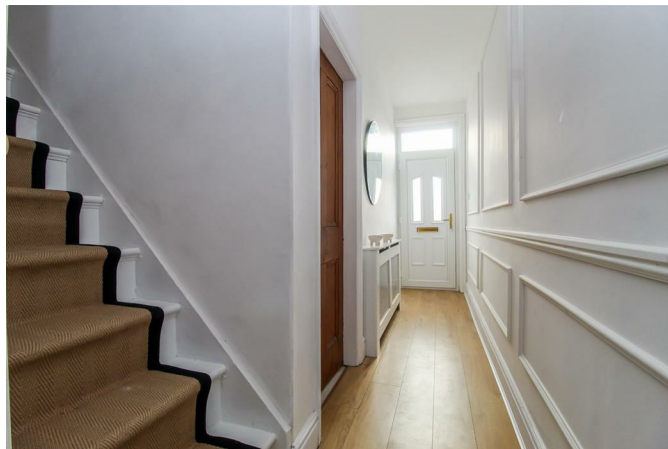
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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing and doors to the living room and kitchen/diner.



LIVING ROOM

11'11" x 11'10" [max] x 10'4" [min] [3.65m x 3.62m [max] x 3.16m [min]]
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator and open fireplace with tiled hearth, wooden surround and mantle.



KITCHEN/DINER

12'11" x 15'3" [max] x 13'8" [min] [3.95m x 4.67m [max] x 4.18m [min]]
Relocated and completely refitted creating a more spacious layout with a blend of modern convenience and period charm. Range of modern wall and base units with laminate work surface over, central island with ceramic Belfast sink with mixer tap, integrated appliances including dishwasher, original chimney breast to house the oven and hob. UPVC double glazed window to the rear, newly fitted radiator, door to the utility and access down to the cellar.

UTILITY

7'4" x 7'10" [max] x 2'5" [min] [2.25m x 2.4m [max] x 0.75m [min]]
Base units with laminate work surface over, inset sink with mixer tap, recently retiled, UPVC double glazed frosted door and window to the rear and sliding door to the downstairs w.c.

W.C.

5'1" x 2'5" [1.55m x 0.75m]
Newly fitted cloakroom suite comprising low flush w.c. and wash basin.

FIRST FLOOR LANDING

Central heating radiator, stairs to the loft room and doors to three bedrooms and bathroom.

BEDROOM ONE

11'10" x 15'5" [max] x 14'1" [min] [3.62m x 4.7m [max] x 4.31m [min]]
Cast iron fireplace, UPVC double glazed windows to the front, central heating radiator and set of fitted wardrobes with mirror doors.

BEDROOM TWO

11'0" x 9'6" [3.36m x 2.9m]
UPVC double glazed window to the rear and central heating radiator.

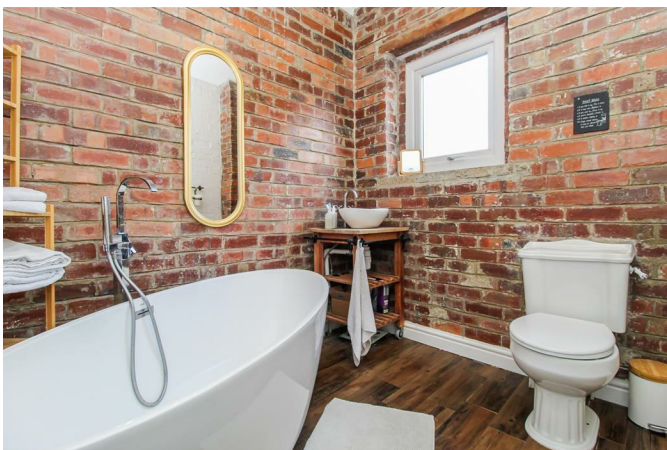


BEDROOM THREE

13'10" x 7'4" [4.22m x 2.25m]
Central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.

8'0" x 7'6" [2.45m x 2.3m]
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and stand alone bath with mixer tap and shower head attachment. Central heating radiator and UPVC double glazed frosted window to the rear.



LOFT ROOM

14'7" x 13'1" [4.46m x 4.0m]
Velux skylight, UPVC double glazed window to the rear and central heating radiator.



OUTSIDE

To the front is a pebbled buffer garden with planted features and steps to the front door. There is a shared driveway running under the flying freehold to the pebbled rear garden incorporating artificial lawn and paved areas, surrounded by walls and timber fencing. There is a right of access for neighbours bins.

COUNCIL TAX BAND

The council tax band for this property is B.

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.