

WAKEFIELD

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39 Newton Close, Wakefield, WF1 2QQ

For Sale Freehold Offers In Excess Of £240,000

Nestled into a cul de sac location just on the outskirts of Wakefield city centre is this three bedroom semi detached property well presented throughout and boasting ample off road parking, well proportioned accommodation and an attractive enclosed rear garden, this property is certainly not one to be missed.

The property comprises an entrance hall with stairs to the first floor landing and access to the living room. The living room leads to the kitchen diner, which includes under stairs storage, side access, and a conservatory opening to the rear. Upstairs, the landing provides loft access doors to three bedrooms and a house bathroom. Externally, the front features a mainly paved driveway for up to three vehicles, a pebbled area and timber fencing on one side with a wall to the other. The low maintenance rear garden includes paved and raised deck patio areas, a timber canopy, and is fully enclosed by timber fencing. A single detached garage with barn doors completes the property.

Newton Hill is an ideal area for a range of buyers as it is ideally located for shops and schools which can be found within walking distance. For a short commute into Wakefield city centre or Snowhill retail park, some larger facilities can be found. As for transport links, local bus routes run close to the property as well as two train stations in Wakefield city centre for more main city links and both the M62 and M1 motorway links are only a short distance from the property.

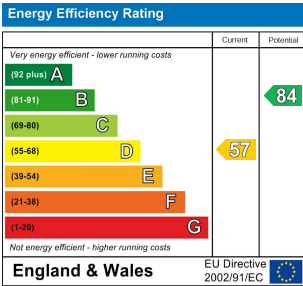
Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid disappointment.

**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

Composite front door with a frosted glass pane to the entrance hall. Stairs providing access to the first floor landing, central heating radiator, door to living room.

### LIVING ROOM

13'9" x 12'8" [max] x 11'1" [min] [4.2m x 3.87m [max] x 3.4m [min]]

UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling, door to the kitchen diner.



### KITCHEN DINER

15'10" x 8'11" [4.85m x 2.73m]

UPVC double glazed sliding doors to the conservatory, UPVC double glazed window to the rear, composite side door with frosted glass pane, access to understairs storage cupboard, coving to the ceiling. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring induction hob with extractor hood above. integrated dishwasher, integrated double oven and microwave, integrated fridge freezer and integrated washing machine.



### CONSERVATORY

7'6" x 7'6" [2.3m x 2.3m]

Surrounded by UPVC double glazed windows with a UPVC double glazed door to the rear garden.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, doors to three bedrooms and the house shower room.

### BEDROOM ONE

12'2" x 9'9" [3.72m x 2.98m]

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



### BEDROOM TWO

10'8" x 9'9" [max] x 9'1" [min] [3.27m x 2.98m [max] x 2.78m [min]]

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

### BEDROOM THREE

5'9" x 9'2" [max] x 7'2" [min] [1.76m x 2.8m [max] x 2.2m [min]]

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

### SHOWER ROOM

5'4" x 6'4" [1.65m x 1.94m]

Frosted UPVC double glazed window o the rear, spotlighting to the ceiling, column central heating radiator with towel rail. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, shower cubicle with mains fed shower head attachment and glass shower screen. Fully tiling, extractor fan.



### OUTSIDE

To the front the garden is low maintenance and is mainly made of paved driveway providing off road parking for up to three vehicles, a pebbled area, timber fencing to one side and a wall to the other. There is a set of double gates to the side of the property leading to a single detached garage with barn doors. The rear garden is fairly low maintenance and laid up off two tiers, the lower tier being a paved patio area and the upper tear being decked patio area, perfect for outdoor dining and entertaining purposes with a timber canopy over. The garden itself is fully enclosed by timber fencing.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.