



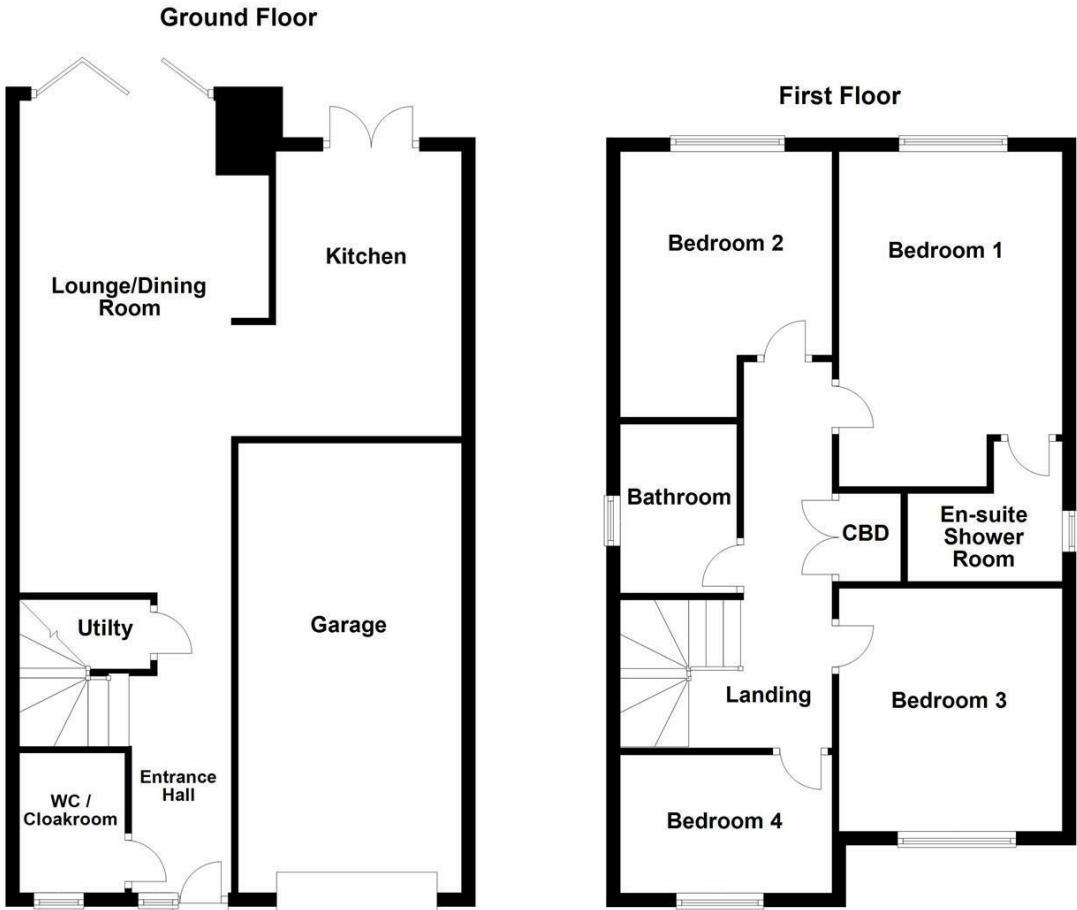
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

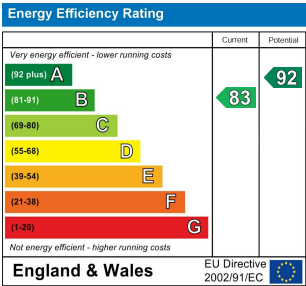


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 St. Johns View, Wakefield, WF1 5FN

For Sale Freehold Offers Over £355,000

Situated in the sought after City Fields development is this beautifully presented four bedroom detached home benefitting from well proportioned accommodation including spacious open plan living area, off road parking and an attractive rear garden.

The property briefly comprises of the entrance hall, downstairs w.c./cloakroom, utility, lounge/dining room and kitchen. The first floor landing leads to four bedrooms (bedroom one boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front is a lawned garden and tarmac driveway providing off road parking for two vehicles leading to the single integral garage. To the rear there is an attractive rear garden mainly laid to lawn with a planted bed border and paved patio area, perfect for outdoor dining and entertaining with canopy, fully enclosed by timber fencing.

The property is ideally located for all local shops and amenities that Wakefield city centre has to offer, whilst also being a short drive away from Pinderfields Hospital. The motorway network is only a short drive away, perfect for those looking to travel further afield.

This property would make an ideal home for a range of buyers and a viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Entrance door with frosted side panel, stairs to the first floor landing, central heating radiator, decorative panelling to one wall and doors to the utility and downstairs w.c./cloakroom. Opening through to the lounge/dining room.

W.C./CLOAKROOM

5'6" x 5'0" [1.7m x 1.53m]

UPVC double glazed frosted window to the front, central heating radiator, concealed low flush w.c., wall mounted wash basin with mixer tap, spotlights, extractor fan and partially tiled.

UTILITY

2'9" x 4'9" [0.85m x 1.45m]

Space and plumbing for a washing machine.

LOUNGE/DINING ROOM

23'5" x 11'8" [max] x 9'0" [min] [7.14m x 3.57m [max] x 2.75m [min]]

Set of bi-folding doors leading to the rear patio, an opening to the kitchen, two central heating radiators and partial decorative panelling to the walls.



KITCHEN

14'1" x 8'8" [4.31m x 2.65m]

Range of modern wall and base units with laminate work surface over, stainless steel sink with mixer tap, four ring induction hob with extractor hood, integrated double microwave oven, integrated dishwasher, integrated fridge/freezer and kickboard heating. Downlights above the wall units, a set of UPVC double glazed French doors to the rear patio, spotlights, central heating radiator.

FIRST FLOOR LANDING

Central heating radiator, loft access and doors leading to four bedrooms and the house bathroom. Double doors providing access to a storage cupboard.

BEDROOM ONE

10'5" x 15'11" [max] x 13'5" [min] [3.2m x 4.86m [max] x 4.09m [min]]

Door to the en suite shower room, UPVC double glazed window to the rear, central heating radiator and set of fitted wardrobes.



EN SUITE SHOWER ROOM/W.C.

6'8" x 7'3" [max] x 3'6" [min] [2.05m x 2.23m [max] x 1.08m [min]]

UPVC double glazed frosted window to the side, chrome ladder style central heating radiator, spotlights, extractor fan, concealed low flush w.c., floating storage unit with ceramic wash basin and mixer tap. Shower with overhead shower attachment and shower screen. Partially tiled.

BEDROOM TWO

12'8" x 10'0" [max] x 6'3" [min] [3.88m x 3.05m [max] x 1.91m [min]]

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



BEDROOM THREE

10'5" x 9'8" [3.19m x 2.95m]

UPVC double glazed window to the front, central heating radiator and decorative panelling to one wall.



BEDROOM FOUR

6'6" x 10'0" [2.0m x 3.06m]

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

BATHROOM/W.C.

5'6" x 6'10" [1.69m x 2.1m]

UPVC double glazed window to the side, chrome ladder style central heating radiator, spotlights, extractor, concealed low flush w.c., floating storage unit with ceramic wash basin and mixer tap. Bath with mixer tap, overhead shower and glass shower screen. Partially tiled.



OUTSIDE

To the front of the property is a tarmacadam driveway providing off road parking for two vehicles leading to the single integral garage with up and over door. There is also a lawned garden to the front. To the rear the garden is mainly laid to lawn with planted bed border incorporating paved patio area, perfect for outdoor dining and entertaining with canopy, fully enclosed by timber fencing.



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.