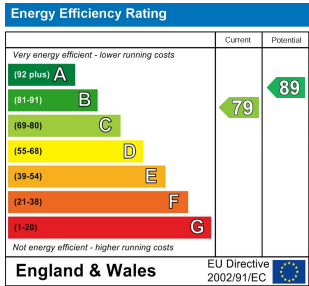


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



15 Foreman Road, Wakefield, WF2 9AZ

For Sale Freehold £425,000

Nestled in a cul-de-sac location on this modern development is this superbly presented four bedroom detached family home benefitting well proportioned accommodation, larger than average double garage and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, modern kitchen/dining room, utility room, downstairs w.c., living room and conservatory. The first floor landing leads to four well proportioned bedrooms (main bedroom with en suite shower room) and modern house bathroom. Outside to the front is a pleasant lawned garden and shared driveway leading to the detached double garage. To the rear is an enclosed garden with attractive lawn and patio areas, perfect for outdoor dining and entertaining.

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.

Offered to the market with no chain, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and doors to the living room, kitchen/dining room and storage cupboard.

KITCHEN/DINING ROOM

21'6" x 13'2" [max] x 8'10" [min] [6.56m x 4.03m [max] x 2.7m [min]]
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, four ring gas hob and extractor hood. Integrated oven, integrated dishwasher, space and plumbing for an American style fridge/freezer and larder style unit. Spotlights to the ceiling, UPVC double glazed windows to the front and rear, two central heating radiators and door to the utility.



UTILITY

5'3" x 6'8" [max] x 6'0" [min] [1.62m x 2.05m [max] x 1.85m [min]]
Range of modern wall and base units with laminate work surface over, space and plumbing for a washing machine, door to the downstairs w.c., composite door to the rear garden, central heating radiator, spotlights, extractor fan

W.C.

5'4" x 5'0" [max] x 1'6" [min] [1.63m x 1.53m [max] x 0.47m [min]]
Anthracite column central heating radiator, extractor fan, spotlights, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

21'6" x 10'4" [6.56m x 3.15m]
UPVC double glazed window to the front, set of UPVC double glazed French doors to the conservatory with built in blinds, two central heating radiators and electric fireplace with stone hearth, surround and mantle.



CONSERVATORY

10'0" x 9'4" [max] x 6'7" [min] [3.07m x 2.85m [max] x 2.01m [min]]
Surrounded by UPVC double glazed windows and a set of UPVC double glazed French doors to the rear garden with built in blinds.



FIRST FLOOR LANDING

Loft access, central heating radiator, spotlights and doors to four bedrooms and house bathroom.

BEDROOM ONE

12'7" x 9'10" [max] x 8'6" [min] [3.85m x 3.0m [max] x 2.6m [min]]
Fitted wardrobes, central heating radiator, UPVC double glazed window to the rear and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'6" x 6'0" [max] x 3'5" [min] [1.7m x 1.83m [max] x 1.05m [min]]
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower. LED mirror, UPVC double glazed frosted window to the rear, spotlights, ladder style radiator and extractor fan.

BEDROOM TWO

15'5" x 6'6".288'8" [max] x 3'9" [min] [4.71m x 2.88m [max] x 1.16m [min]]
UPVC double glazed windows to the front, central heating radiator and fitted wardrobes.



BEDROOM THREE

11'7" x 10'7" [max] x 3'1" [min] [3.55m x 3.23m [max] x 0.95m [min]]
UPVC double glazed window to the front, central heating radiator and fitted wardrobes.

BEDROOM FOUR

10'7" x 7'3" [max] x 3'11" [min] [3.25m x 2.22m [max] x 1.2m [min]]
Fitted wardrobes, fitted desk unit, UPVC double glazed window to the rear, spotlights and central heating radiator.

BATHROOM/W.C.

6'0" x 6'3" [max] x 5'2" [min] [1.85m x 1.92m [max] x 1.6m [min]]
Three piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap, stand alone with shower head attachment. UPVC double glazed frosted window to the rear, extractor fan, anthracite ladder style radiator and LED mirror.



OUTSIDE

To the front of the property is a lawned garden and shared driveway providing off road parking for two vehicles leading to the double detached garage. To the rear is an attractive garden, mainly laid to lawn with raised composite decked patio area with glass balustrade, perfect for outdoor dining and entertaining, with further patio area towards the rear of the garden and fully enclosed by timber fencing.



DOUBLE GARAGE

19'3" x 18'4" [5.87m x 5.61m]
Electric roller doors to the front, wall and base units with laminate work surface over, space and plumbing for a tumble dryer, spotlights, loft storage, power and light. Could be used for a variety of uses eg. home gym.

PLEASE NOTE

The vendor advises us that there is an annual charge of £216 to Gateway with an additional ad hoc charge of around £5.

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.