

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



110 Park Hill Way, City Fields, Wakefield, WF1 5FZ

For Sale Freehold £450,000

Situated on this modern development is this superbly presented four bedroom detached property presented to a high standard and benefitting from driveway parking and an enclosed attractive rear garden.

The property briefly comprises of entrance hall, lounge, modern kitchen/dining room with bi-folding doors to the rear garden, separate utility room, downstairs w.c. and integral garage. The first floor landing leads to four bedrooms (main bedroom with en suite shower room) and four piece house bathroom. Externally there is a lawned garden to the front with a driveway providing off road parking for two vehicles leading to the garage. To the rear is an enclosed lawned garden incorporating patio seating area.

The property is ideally located for all local shops and amenities, as well as Pinderfields Hospital within close proximity. The motorway network is a short drive away, perfect for those looking to commute further afield.

Presented to a fantastic standard and ready to move into, this property would make an ideal family home and a viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

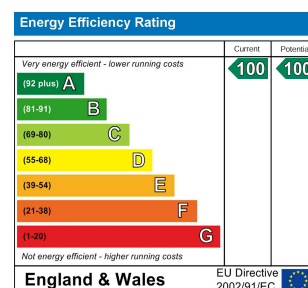
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



Zoopla.co.uk rightmove

aria | propertymark
PROTECTED

naeo | propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
EXCHANGED/SHARED ONLY

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and doors to the lounge, kitchen/diner and integral garage.

LOUNGE

16'0" x 10'7" [4.89m x 3.25m]

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



KITCHEN/DINING ROOM

20'6" x 14'5" [6.27m x 4.40m]

Range of modern wall and base units incorporating 1 1/2 stainless steel sink and drainer, integrated double oven, microwave, gas hob with cooker hood. Integrated

fridge/freezer, breakfast bar, spotlights, bi-folding doors to the rear garden, three central heating radiators and door to the utility room.



UTILITY

6'8" x 5'10" [2.05m x 1.80m]

Range of modern wall and base units with stainless steel sink and drainer with mixer tap, plumbing for a washing machine and dryer. Central heating radiator, door to the downstairs w.c. and composite rear door,

W.C.

6'9" x 3'0" [2.06m x 0.92m]

Two piece suite comprising wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation and chrome style ladder style radiator.

INTEGRAL GARAGE

19'9" x 9'9" [6.02m x 2.99m]

Up and over door, plumbing for a fridge/freezer and dryer.

FIRST FLOOR LANDING

Built in storage cupboard, central heating radiator, UPVC double glazed window to the front elevation, doors to four bedrooms and bathroom.

BEDROOM ONE

13'6" x 9'9" [4.14m x 2.99m]

UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobe and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

10'0" x 8'3" [max] [3.06m x 2.52m [max]]

Three piece suite comprising double shower cubicle with inset waterfall showerhead and hand held attachment, low flush w.c. and vanity wash hand basin with mixer tap. UPVC double glazed frosted window to the side elevation, chrome style ladder radiator and spotlights.

BEDROOM TWO

13'9" [max] x 11'6" [4.2m [max] x 3.51m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

11'4" x 10'7" [3.47m x 3.24m]

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

BEDROOM FOUR

13'0" x 9'10" [max] x 6'7" [min] [3.97m x 3.0 [max] x 2.02m [min]]

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

BATHROOM/W.C.

10'7" x 8'0" [3.23m x 2.45m]

Four piece suite comprising double shower cubicle with double shower cubicle with inset waterfall showerhead and hand held attachment, corner bath with shower attachment, low flush w.c. and vanity wash hand basin with mixer tap.

UPVC double glazed frosted window to the side elevation, chrome style ladder radiator and spotlights.



OUTSIDE

To the front of the property is a lawned garden and driveway parking for two vehicles with electric car charging port. To the rear is a patio seating area overlooking a good sized attractive lawned garden, surrounded 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.