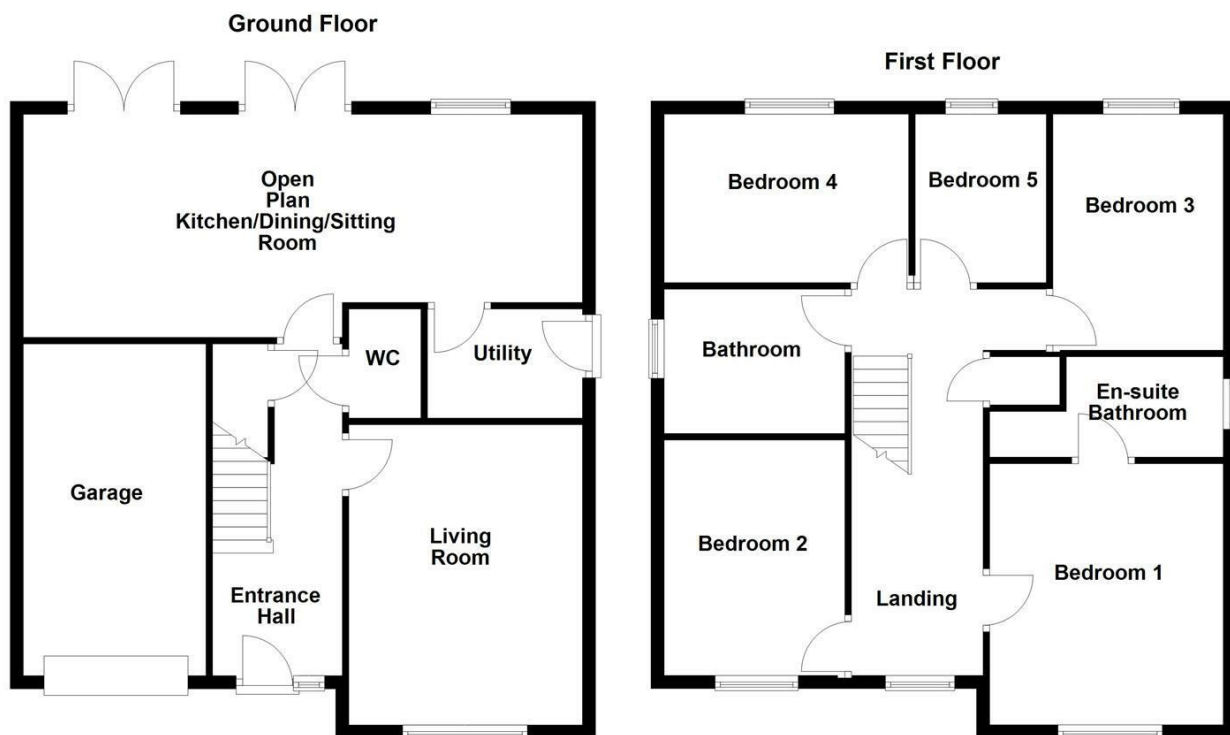


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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	PONTEFRACT & CASTLEFORD 01977 798 844	



23 Portland Road, Wakefield, WF1 2GJ

For Sale Freehold £425,000

Nestled in a sought after modern development is this superbly presented five bedroom detached family home sitting on a substantial plot benefitting from generous proportioned accommodation, off road parking and an attractive enclosed low maintenance rear garden.

The property briefly comprises of the entrance hall, living room, downstairs w.c. and open plan kitchen/dining/sitting room with separate utility room. The first floor landing leads to five bedrooms (main bedroom with en suite bathroom) and four piece house bathroom. Outside to the front is a pebbled garden and driveway providing off road parking leading to the garage (which has been converted into a gym). The side of the property benefits from a lean-to, ideal for outdoor storage. To the rear is an enclosed low maintenance garden with artificial lawn, patio areas, perfect for al fresco dining with outdoor bar and timber canopy over providing space for a hot tub.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network. Wakefield city centre is only a short distance away with Wakefield Westgate train station for those looking to commuter further afield.

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 with understairs storage cupboard and doors to the living room, downstairs w.c. and open plan kitchen/dining/sitting room.

LIVING ROOM

14'11" x 11'4" [4.57m x 3.46m]
UPVC double glazed window to the front with built in shutters, central heating radiator and electric fireplace.



W.C.
3'3" x 5'6" [1.0m x 1.68m]
Central heating radiator, extractor fan, low flush w.c. and pedestal wash basin with mixer tap.

KITCHEN/DINING/SITTING ROOM

28'0" x 11'1" [max] x 9'6" [min] [8.55m x 3.4m [max] x 2.9m [min]]
Range of modern wall and base units with granite work surface over, 1 1/2 sink and drainer with mixer tap, integrated double oven with four ring electric hob and extractor hood. Integrated dishwasher, space and plumbing for an American style fridge/freezer. Two sets of UPVC double glazed French doors and window to the rear garden, spotlights, two central heating radiators and door through to the utility room,



UTILITY
5'5" x 7'9" [1.67m x 2.38m]
Modern base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, central heating radiator and extractor fan,

FIRST FLOOR LANDING

Loft access, storage cupboard, UPVC double glazed window to the front and doors to five bedrooms and house bathroom.

BEDROOM ONE

12'10" x 11'4" [3.93m x 3.46m]
UPVC double glazed window to the front with built in shutters, central heating radiator, fitted wardrobes and door to the en suite.



EN SUITE BATHROOM/W.C.
5'7" x 11'3" [max] x 7'3" [min] [1.72m x 3.45m [max] x 2.22m [min]]
Low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with mains shower head attachment. Chrome ladder style radiator, UPVC double glazed frosted window to the side, spotlight and extractor fan.



BEDROOM TWO

9'3" x 12'1" [2.82m x 3.7m]
UPVC double glazed window to the front with built in shutters, central heating radiator and fitted wardrobes.



BEDROOM THREE

8'3" x 11'8" [2.52m x 3.58m]
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM FOUR

8'5" x 12'7" [2.57m x 3.85m]
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM FIVE

6'6" x 8'5" [2.0m x 2.57m]
UPVC double glazed window to the rear AND central heating radiator.

BATHROOM/W.C.

9'3" x 7'1" [max] x 4'0" [min] [2.84m x 2.18m [max] x 1.24m [min]]
Low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with electric shower head attachment. UPVC double glazed frosted window to the side, extractor fan, spotlights and central heating radiator.



OUTSIDE

To the front there is a low maintenance pebbled garden and driveway providing off road parking for two vehicles leading to the single integral garage (converted into a gym). To the rear is a low maintenance artificial lawn incorporating paved and raised patio area, perfect for outdoor dining and entertaining, timber built summerhouse (currently used a bar) with canopy over [2.82m x 3.61m] providing space for a hot tub, fully enclosed by walls and timber fencing. To the side of the property is a composite lean-to, ideal for outdoor storage.



GARAGE/GYM

Electric roller door, power, light and electric car charging point.

OUTDOOR BAR

10'8" x 17'3" [3.27m x 5.28m]
Power, timber framed double glazed windows and double doors to the front.

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.