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| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 1a Westfield Terrace, Wakefield, WF1 3RD

### For Sale Freehold £289,950

Superbly presented throughout is this five bedroom detached family home with accommodation spanning over three floors benefitting from ample reception space, integral garage and enclosed low maintenance rear garden.

The property briefly comprises of the entrance hall, integral garage, downstairs w.c. and kitchen/dining room. The first floor landing leads to three bedrooms, living room and house bathroom/w.c. The second floor landing leads to two further bedrooms with bedroom one boasting en suite shower room and bedroom two with en suite w.c. Outside, to the front there is a small tarmac driveway leading to the single integral garage and paved steps to the front door. To the rear is a low maintenance garden with paved patio area, perfect for entertaining purposes with an artificial lawn, fully enclosed by walls and timber fencing.

Situated in the prestigious area of St Johns, only a short walk away from Wakefield city centre, this property is ideally located for all local shops and amenities that Wakefield has to offer. Ideally located for transport links, Wakefield Westgate train station is only a short walk away, as well as the motorway links within close proximity, perfect for those wishing to travel further afield.

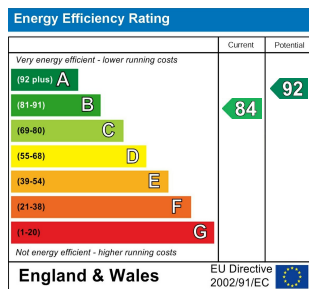
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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

20'0" x 6'9" (max) x 3'3" (min) [6.1m x 2.06m (max) x 1.01m (min)]

Central heating radiator, spotlights to the ceiling, stairs to the first floor landing and doors to the garage, downstairs w.c., kitchen/dining room and storage cupboard.

##### INTEGRAL GARAGE

10'6" x 19'10" [3.21m x 6.05m]

Manual up and over, Ideal combi boiler, power and light.

##### W.C.

4'6" x 3'0" [1.38m x 0.92m]

Central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and tiled splash back.

##### KITCHEN/DINING ROOM

17'9" x 9'1" [5.43m x 2.79m]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, four ring induction hob with splash back and extractor hood above. Integrated oven, space for a fridge/freezer, integrated dishwasher. Spotlights to the ceiling, UPVC double glazed window and French doors to the rear and central heating radiator.



##### FIRST FLOOR LANDING

Stairs to the second floor landing, central heating radiator, spotlights to the ceiling and UPVC double glazed window to the side. Doors to three bedrooms, storage cupboard, living room and family bathroom.

##### LIVING ROOM

10'8" x 12'8" [3.26m x 3.87m]

UPVC double glazed French doors with juliet style balcony to the rear and central heating radiator.



##### BEDROOM THREE

10'8" x 9'7" [3.27m x 2.93m]

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

##### BEDROOM FOUR

8'9" x 6'11" [2.68m x 2.13m]

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

##### BEDROOM FIVE

6'11" x 6'8" (max) x 6'2" (min) [2.12m x 2.04m (max) x 1.9m (min)]

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

##### BATHROOM/W.C.

10'7" x 6'5" [3.25m x 1.98m]

Spotlights to the ceiling, chrome ladder style central heating radiator, UPVC double

glazed frosted window to the side, extractor fan, low flush w.c., ceramic wash basin built into storage unit with mixer tap and tiled splash back. Shaver socket point, panelled bath with mixer tap and shower head attachment.



##### SECOND FLOOR LANDING

UPVC double glazed window to the side, velux skylight and doors to two further bedrooms.

##### BEDROOM ONE

11'5" x 12'7" (max) x 10'9" (min) [3.5m x 3.86m (max) x 3.29m (min)]

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



##### EN SUITE SHOWER ROOM/W.C.

11'5" x 5'0" (max) x 3'3" (min) [3.5m x 1.54m (max) x 1.0m (min)]

Spotlights to the ceiling, extractor fan, UPVC double glazed window to the rear, concealed cistern low flush w.c., wall mounted wash basin with mixer tap and tiled splash back. Shower cubicle with shower head attachment and glass shower screen. Chrome ladder style central heating radiator.



##### BEDROOM TWO

14'4" x 10'7" (max) x 8'11" (min) [4.39m x 3.23m (max) x 2.74m (min)]

UPVC double glazed window to the front, central heating radiator, vaulted ceiling and door to the en suite w.c.



##### EN SUITE W.C.

5'9" x 3'7" [1.77m x 1.11m]

Extractor fan, low flush w.c., wall mounted wash basin with mixer tap and tiled splash back.

##### OUTSIDE

There is a small tarmacadam driveway leading to the single integral garage and paved steps to the front door. To the rear is a low maintenance garden with paved patio area, perfect for entertaining purposes with an artificial lawn, fully enclosed by walls and timber fencing.



##### PLEASE NOTE

This property is non-standard (timber framed) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

##### COUNCIL TAX BAND

The council tax band for this property is TBC.

##### 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.