



#### 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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 25 Barleyfield Close, Wakefield, WF1 4TB

For Sale Freehold Offers Over £425,000

Occupying a fantastic corner plot is this superbly presented four bedroom detached bungalow benefitting from spacious accommodation, ample driveway parking with garage, fantastic rear and side gardens.

The property briefly comprises of the entrance porch, w.c./utility, spacious open plan lounge/diner, bedroom four/office, kitchen, inner hallway leading to three further bedrooms (one with en suite) and four piece bathroom. Outside to the front is driveway parking for three vehicles and gated entry to the property with a single garage. There is an attractive lawn to the side with patio to the side and further patio seating to the rear with pergola.

The property is ideally placed for all local shops and amenities that Wakefield has to offer, whilst being a short distance from Pinderfields Hospital and the motorway network, perfect for those looking to travel further afield.

Presented to a fantastic standard, this property would be ideal for a range of buyers and a viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

6'5" x 5'1" [1.97m x 1.81m]

UPVC front entrance door with UPVC double glazed window to the side, central heating radiator and doors to the open plan lounge/diner and downstairs w.c./utility.

### W.C./UTILITY

8'9" x 5'10" [2.68m x 1.78m]

Two piece suite comprising low flush w.c. and wash hand basin with mixer tap. UPVC double glazed frosted window to the side elevation, central heating radiator, storage units, plumbing for a washing machine and dryer.

### OPEN PLAN LOUNGE/DINER

24'6" x 22'3" [7.49m x 6.79m]

Bi-folding doors to the rear elevation, UPVC double glazed floor to ceiling window to the side, central heating radiator, feature floor to ceiling radiator, log burner, doors to the inner hallway, bedroom four/office and double doors through to the kitchen.



### BEDROOM FOUR/OFFICE

11'1" x 6'9" [3.36m x 2.08m]

UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring.



### KITCHEN

11'9" x 10'2" [3.60m x 3.10m]

Range of wall and base units with granite work surface over, inset sink and drainer unit with mixer tap, integrated double oven, integrated electric hob with cooker hood, space for an American style fridge/freezer and space for a dishwasher. UPVC double glazed window to the rear elevation, central heating radiator, UPVC side door and window.

### INNER HALLWAY

Doors to three bedrooms and bathroom.

### BEDROOM ONE

22'4" x 14'6" [6.82m x 4.44m]

UPVC double glazed windows to the rear and side elevation, two central heating radiators, coving to the ceiling and fitted wardrobes.



### BEDROOM TWO

11'1" x 10'5" [3.39m x 3.18m]

UPVC double glazed window to the side, central heating radiator and an opening leading through to the en suite bathroom.



### EN SUITE BATHROOM/W.C.

9'10" x 6'10" [3.0m x 2.10m]

Three piece suite comprising wall mounted electric shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator, spotlights and extractor fan.



### BEDROOM THREE

10'11" x 9'11" [3.35m x 3.04m]

UPVC double glazed window to the side elevation, central heating radiator and fitted wardrobe.

### BATHROOM/W.C.

8'8" x 7'3" [2.65m x 2.23m]

Four piece suite comprising corner shower cubicle with wall mounted shower, corner bath unit, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation, chrome style ladder radiator and spotlights.



### OUTSIDE

The property occupies a corner plot with gardens to the front, side and rear. To the front is an attractive lawn with paved seating area to the side. To the rear is a two patio seating areas with lawn incorporating bush and shrubbery border surrounding. There is a driveway providing space for several vehicles with gated entry to the property and a single attached garage with up and over door.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.