



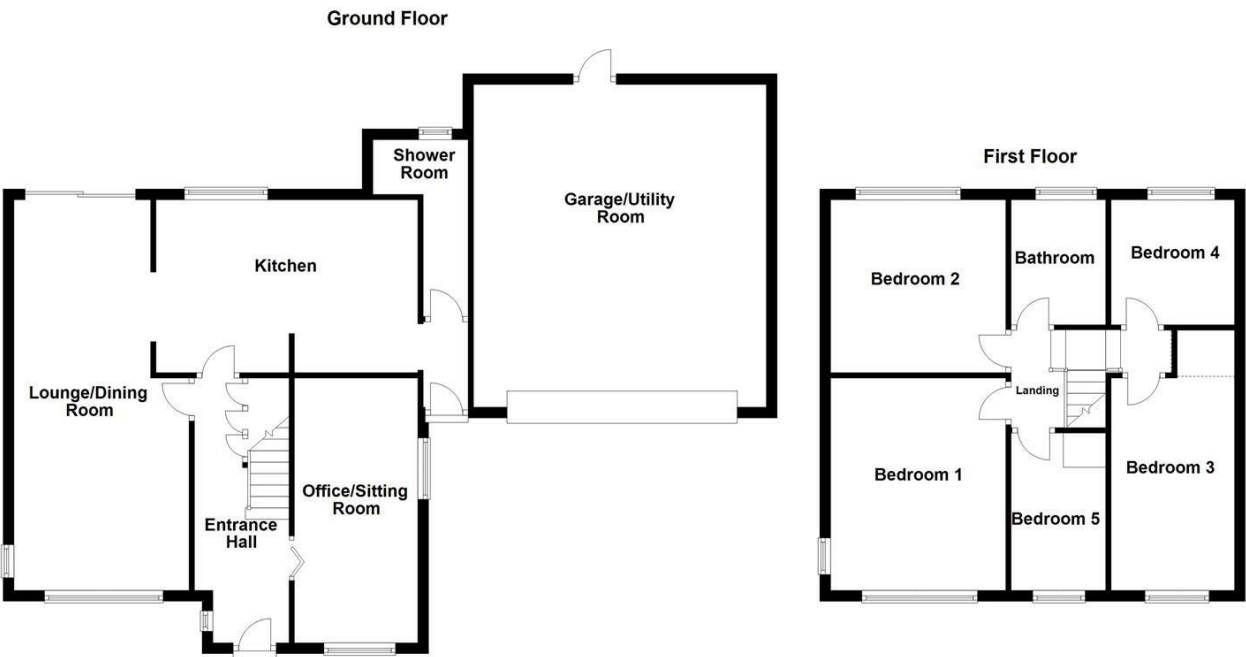
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

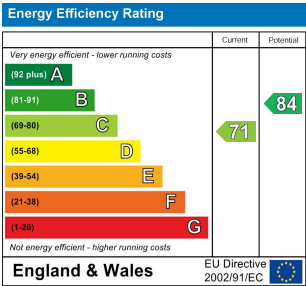


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



### 34 Oxford Drive, Kippax, Leeds, LS25 7JG

For Sale Freehold £485,000

Sat on a generous sized plot is this spacious and extended five bedroom detached family home boasting ample reception space, large driveway, extended garage with utility space and an attractive rear garden.

The property briefly comprises of the entrance hall, office/sitting room, lounge/dining room, kitchen with side hallway providing access to the shower room/w.c. and garage/utility. The first floor landing leads to five well proportioned bedrooms and house bathroom/w.c. Outside to the front is an expansive driveway providing off road parking for several vehicles leading to the garage with space for up to three vehicles. There is a well tended front lawned garden with wood chips area and slate borders. To the rear is a tiered garden with a block paved patio area, perfect for outdoor dining, lawn and timber shed, fully enclosed by walls and timber fencing.

The property is located in the popular village of Kippax which enjoys excellent transport links to Leeds and Wakefield. The village itself is well served by a number of well regarded local schools, shops and amenities. For those who enjoy outdoor walks St Aiden's and Fairburn Ings are close at hand.

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 triple glazed front entrance door, UPVC double glazed window to the side, central heating radiator, coving to the ceiling, stairs to the first floor landing with understairs storage and doors to the office/sitting room, lounge/dining room and kitchen.

##### LOUNGE/DINING ROOM

23'10" x 10'8" [max] x 8'4" [min] [7.27m x 3.26m [max] x 2.56m [min]]

UPVC double glazed windows to the front and side, a set of UPVC double glazed sliding doors to the rear, coving to the ceiling, an opening through to the kitchen and two central heating radiators.



##### KITCHEN

16'7" x 10'4" [max] x 7'6" [min] [5.07m x 3.15m [max] x 2.29m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor hood. Space for an American style fridge/freezer, integrated dishwasher, larder style pull out pantry drawers, spotlights, UPVC double glazed window to the rear, an opening to a side hallway and central heating radiator

##### HALLWAY

Composite triple glazed front door, doors to the shower room and garage/utility.

##### SHOWER ROOM/W.C.

9'8" x 5'9" [max] x 2'9" [min] [2.96m x 1.77m [max] x 0.85m [min]]

Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with mains shower head. Chrome ladder style radiator, spotlights, UPVC double glazed frosted window to the rear and extractor fan.

##### GARAGE/UTILITY

19'8" x 17'10" [6.0m x 5.45m ]

Electric roller door, UPVC double glazed frosted rear door, vaulted ceiling, power and light. Range of modern wall and base units with laminate work surface over, space and plumbing for a washing machine and dryer. Space for an under counter fridge/freezer and the combi boiler is housed in here. Good sized space which could be used as a variety of purposes such as an annex, subject to planning permission.

##### OFFICE/SITTING ROOM

7'6" x 16'3" [2.3m x 4.97m]

UPVC double glazed windows to the front and side, spotlights, coving to the ceiling and central heating radiator.



##### FIRST FLOOR LANDING

Coving to the ceiling, doors to five bedrooms and the house bathroom.

##### BEDROOM ONE

10'8" x 12'11" [3.27m x 3.95m]

UPVC double glazed windows to the front and side, central heating radiator and coving to the ceiling.



##### BEDROOM TWO

10'4" x 10'6" [3.16m x 3.22m]

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



##### BEDROOM THREE

11'8" x 7'6" [3.57m x 2.3m]

Fitted wardrobes, UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

##### BEDROOM FOUR

7'4" x 7'6" [2.24m x 2.31m]

UPVC double glazed window to the rear, fitted shelving units and central heating radiator.

##### BEDROOM FIVE

5'11" x 9'11" [1.82m x 3.03m]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling. Pulldown loft ladder to part boarded loft with lights and electrics.

##### BATHROOM/W.C.

5'11" x 7'4" [1.81m x 2.24m]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and bath with mixer tap and mains shower attachment. UPVC double glazed frosted window to the rear, extractor fan, spotlights, chrome ladder style radiator and shaver socket point.



##### OUTSIDE

The property sits on a generous sized corner plot with an expansive block paved driveway providing off road parking for up to seven vehicles leading to the triple garage with vaulted ceiling. The rest of the front garden is tiered incorporating wood chipped area and lawn. There is also a further garden across the road with planted bed, slate and lawned area. To the rear is an attractive enclosed garden incorporating block paved patio area, perfect for outdoor dining and entertaining and lawn with mature trees and shrubs, timber built shed, surrounded by walls and timber fencing.



##### 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 Pontefract 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.