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39 Barnstone Vale, Wakefield, WF1 4TW

For Sale Freehold £280,000

Nestled within a cul-de-sac on this sought after development, close to Pinderfields Hospital, is this superbly presented three bedroom detached family home. Boasting generous reception space, ample off road parking and an attractive enclosed rear garden, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance porch leading through to the living room, which provides access to the dining room, sitting room and staircase to the first floor landing. The dining room benefits from useful understairs storage, while the sitting room provides access to the rear garden and the kitchen. To the first floor, the landing provides access to the loft, three well proportioned bedrooms and the house bathroom, together with a useful storage cupboard housing the water tank. Externally, the property benefits from a block paved driveway to the front providing off road parking for up to four vehicles and leading to the attached single garage. The garage has an up and over door, power and lighting. To the rear is an attractive enclosed garden, mainly laid to lawn with planted features throughout and a paved patio area, ideal for outdoor dining and entertaining. There is also a garden shed and greenhouse. The garden is fully enclosed by timber fencing, making it suitable for both children and pets. To the rear of the garage is a shower room, offering further potential for conversion or alternative use, subject to any necessary planning permissions and consents.

The property is conveniently located for Wakefield city centre and Pinderfields Hospital, making it particularly well suited to professionals, commuters and families. A range of local shops, schools and amenities can be found within easy reach, while regular bus services operate nearby. Wakefield also benefits from two mainline railway stations providing links to destinations including Leeds, Manchester and London. The M1 and M62 motorway networks are both within a short drive, offering convenient access for those travelling further afield.

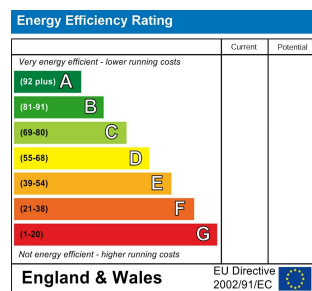
Only a full internal inspection will truly reveal all that this fantastic home has to offer, and an early viewing is highly recommended to avoid disappointment.

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*

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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



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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.

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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 PORCH

3'4" x 2'4" [1.02m x 0.73m]

A composite front entrance door with frosted glass panels leads into the entrance porch, with a further door providing access to the living room.

LIVING ROOM

17'4" x 10'4" [max] x 5'9" [min] [5.30m x 3.15m [max] x 1.76m [min]]

Featuring a UPVC double glazed window to the front, coving to the ceiling and two central heating radiators. A door leads through to the sitting room, with openings providing access to the dining room and inner hallway with staircase to the first floor landing.



DINING ROOM

13'0" x 7'3" [3.97m x 2.23m]

Featuring a UPVC double glazed window to the front, coving to the ceiling, a central heating radiator and access to a useful understairs storage cupboard.

SITTING ROOM

8'7" x 8'7" [2.62m x 2.64m]

Featuring a set of UPVC double-glazed French doors opening onto the rear garden, an anthracite column central heating radiator and an opening leading through to the kitchen.

KITCHEN

8'7" x 9'6" [2.62m x 2.92m]

Fitted with a range of modern Shaker style wall and base units with composite work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap. There are partially tiled splashbacks, a stainless steel splashback, four ring gas hob with stainless steel extractor hood above and an integrated double oven. Further features include space and plumbing for a washing machine, space for a freestanding fridge freezer and space for a tumble dryer within a larder style cupboard. A UPVC double glazed window overlooks the rear garden.



REAR HALLWAY

Accessed from the rear garden and forming part of the side extension, the hallway features ceiling spotlights and provides access to the shower room and garage.

SHOWER ROOM

4'6" x 5'3" [1.38m x 1.61m]

Featuring a frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, LED mirror and ceiling spotlights. The suite comprises a low flush W.C., wall mounted wash basin with mixer tap and a shower enclosure with a mains-fed overhead shower, handheld attachment and glass screen. Further features include partial wall tiling.

FIRST FLOOR LANDING

8'11" x 8'10" [max] x 2'6" [min] [2.72m x 2.70m [max] x 0.78m [min]]

Featuring a frosted UPVC double glazed window to the side and access to the loft via a pull down ladder, with partial boarding providing useful storage. Doors lead to three bedrooms and the house bathroom.

BEDROOM ONE

12'4" x 11'11" [max] x 9'6" [min] [3.77m x 3.65m [max] x 2.92m [min]]

Featuring a UPVC double glazed window overlooking the rear garden and a central heating radiator.



BEDROOM TWO

9'6" x 11'7" [2.90m x 3.55m]

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



BEDROOM THREE

8'9" x 9'3" [2.67m x 2.84m]

Featuring a UPVC double glazed window to the front, a central heating radiator and ceiling spotlights.

BATHROOM

8'11" x 6'4" [max] x 3'3" [min] [2.72m x 1.95m [max] x 1.0m [min]]

Featuring a fitted storage cupboard housing the water tank, a frosted UPVC double glazed window to the rear, ceiling spotlights, chrome ladder style central heating radiator and LED mirror. The suite comprises a low flush W.C., pedestal wash basin and a panelled bath with mains fed shower attachment and glass screen. Further features include partial wall tiling.



OUTSIDE

To the front, the property benefits from a low maintenance block-paved driveway providing off road parking for at least three vehicles. The driveway leads to the front entrance and continues along the side of the property to the attached garage, with walled boundaries and mature shrub borders. The enclosed rear garden incorporates lawned areas with planted borders and slate beds, together with mature trees and shrubs. There is a newly installed timber built shed and greenhouse, along with a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for families with children or pets.



GARAGE

8'11" x 20'0" [2.72m x 6.10m]

Featuring power and lighting, a manual up-and-over door and an internal access door from the rear hallway.

COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.