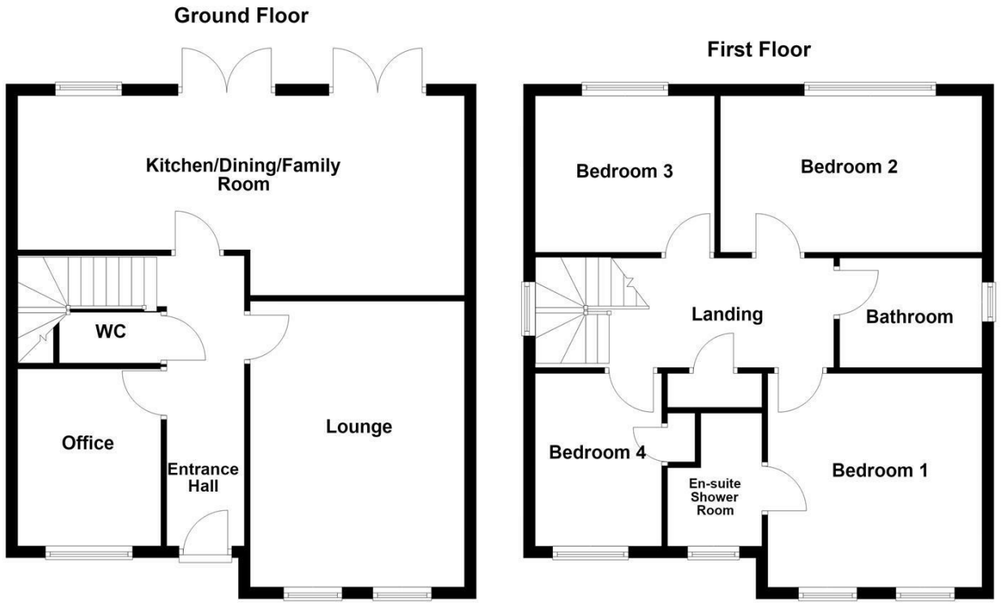
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844





22 Portland Road, Wakefield, WF1 2GJ

For Sale Freehold £400,000

Enjoying a set back position from the main road is this well appointed and spacious four bedroom detached family home, originally built by Charles Church and offering generous accommodation throughout.

The accommodation briefly comprises an entrance hall, open plan kitchen dining family room, separate living room, office and downstairs W.C. To the first floor are four well proportioned bedrooms, with the principal bedroom benefitting from its own en suite shower room, together with a modern main house bathroom. Externally, to the front is a lawned garden and block paved driveway providing off road parking and leading to the detached garage. To the rear is a further lawned garden incorporating a flagged patio area.

The property is well placed for a range of local amenities including shops, schools, supermarkets and nearby retail facilities, while the motorway network is also readily accessible for those travelling further afield.

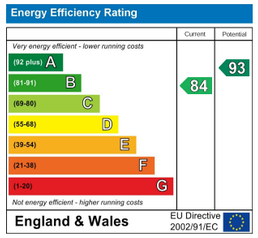
A particularly spacious and versatile family home, ideally suited to the growing family. An early viewing is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.

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*

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
Entrance door leading into the entrance hall. Ceramic tiled flooring, central heating radiator and doors providing access to the downstairs W.C., living room, kitchen dining family room and office. Staircase providing access to the first floor landing.

OFFICE
10'4" x 8'3" (3.17m x 2.53m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

LIVING ROOM
16'9" x 12'2" (5.11m x 3.72m)
Two UPVC double glazed windows overlooking the front elevation and central heating radiator.



DOWNSTAIRS W.C.
Fitted with a low flush W.C. and pedestal wash basin. Part tiled walls and continuation of the ceramic tiled flooring.

OPEN PLAN KITCHEN DINING FAMILY ROOM
25'4" x 11'2" (7.74 x 3.41)
Fitted with a contemporary range of grey gloss wall and base units with quartz work surfaces over and matching quartz splashbacks. Integrated fridge and freezer, integrated oven and grill, integrated dishwasher and integrated washing machine. Four ring electric hob with quartz splashback and extractor hood above. Ceramic tiled flooring, central heating radiator and recessed spotlights to the ceiling. Two UPVC double glazed windows overlooking the rear elevation and two sets of UPVC double glazed French doors opening directly onto the rear garden. The boiler is also housed within the kitchen.



FIRST FLOOR LANDING
Loft access and storage cupboard. UPVC double glazed window overlooking the stairwell. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
12'2" x 12'1" (3.71m x 3.69m)
UPVC double glazed window overlooking the front elevation, central heating radiator and television point. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
7'7" x 5'2" (2.32 x 1.59)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and shower enclosure with mixer shower. Fully tiled walls and flooring, chrome ladder style heated towel radiator and frosted UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
14'7" x 8'11" (4.46m x 2.74m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted wardrobe space to one side.

BEDROOM THREE
10'7" x 9'1" (3.24m x 2.77m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM FOUR
10'2" x 7'5" (3.11m x 2.28m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Built-in storage cupboard.

HOUSE BATHROOM
8'9" x 6'4" (2.67m x 1.94m)
Fitted with a four piece suite comprising low flush W.C., pedestal wash basin, panelled bath and separate shower enclosure with electric shower. Fully tiled walls and flooring, chrome ladder style heated towel radiator and frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE
To the front is a lawned garden together with a block paved driveway providing off road parking for three vehicles. The driveway leads to a detached brick built garage with up and over door. To the rear is a lawned garden incorporating a flagged patio area, ideal for outdoor dining and entertaining.



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.