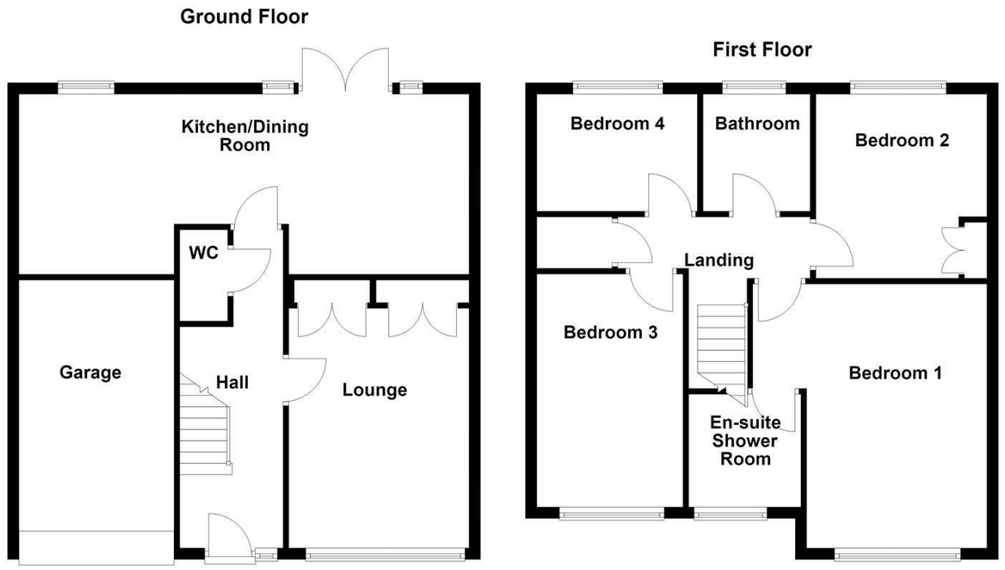
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





49 Heselden Drive, Wakefield, WF1 4FQ

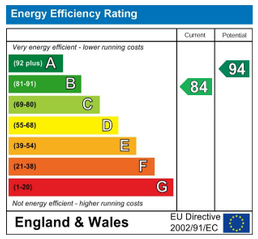
For Sale Freehold £410,000

Situated on the sought after City Fields development, close to Pinderfields Hospital and Wakefield city centre is this superbly presented four bedroom detached family home, offering spacious accommodation throughout, attractive gardens, ample off road parking and will be sold fully furnished.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious living room and an impressive kitchen diner, ideal for modern family living and entertaining. To the first floor, the landing provides access to four bedrooms, with the principal bedroom benefitting from en suite shower facilities, along with a contemporary family bathroom. Externally, the property enjoys well maintained rear gardens incorporating a flagged patio seating area and lawn, ideal for outdoor dining and relaxation. To the front, there is driveway parking leading to an attached garage.

The property is ideally located for a wide range of local amenities and is within close proximity to Pinderfields Hospital, making it particularly suitable for healthcare professionals. Wakefield city centre is only a short distance away, while the motorway network is easily accessible for commuters travelling further afield.

Finished to a fantastic standard throughout and presented in ready to move into condition, this excellent family home is one not to be missed. Early viewing is 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
Accessed via a composite front entrance door, with central heating radiator, staircase leading to the first floor landing and access to the downstairs WC, living room and kitchen diner.

LOUNGE
15'6" x 10'3" (4.74m x 3.13m)
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes to one side and wood effect flooring.



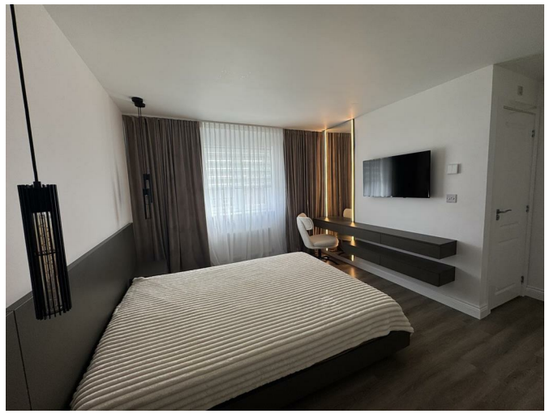
KITCHEN/DINING ROOM
26'0" x 10'5" (7.94m x 3.19m)
A spacious open plan kitchen diner fitted with a range of wall and base units with laminate work surfaces, integrated gas hob with stainless steel splashback and extractor above, integrated oven and microwave, integrated fridge freezer, integrated dishwasher and plumbing for a washing machine. Stainless steel 1.5 sink and drainer with mixer tap, spotlights to the ceiling and central heating radiator. UPVC double glazed French doors and window panels lead out to the rear garden, with a further UPVC double glazed window to the rear.



W.C.
5'3" x 2'9" (1.62m x 0.84m)
Fitted with a two piece suite comprising low flush WC and wash hand basin with mixer tap and tiled splashback, with central heating radiator and spotlights to the ceiling.

FIRST FLOOR LANDING
Providing access to four bedrooms and the house bathroom, with central heating radiator and loft access.

BEDROOM ONE
15'5" x 13'7" (4.72m x 4.15m)
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes to one side and door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
6'6" x 5'10" (1.99m x 1.79m)
Modern three piece suite comprising walk in shower cubicle with wall mounted shower, vanity wash basin with mixer tap and low flush WC. Frosted UPVC double glazed window, heated towel radiator, full tiling and spotlights to the ceiling.



BEDROOM TWO
10'8" x 9'11" (3.26m x 3.03m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one side.



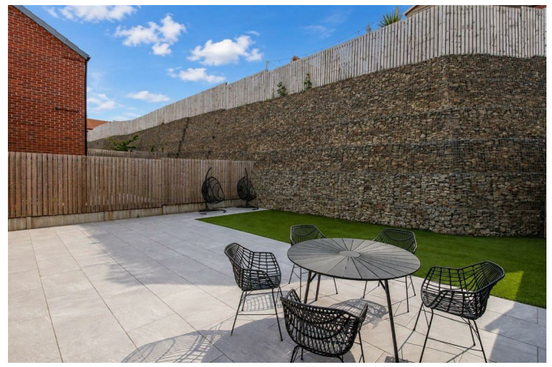
BEDROOM THREE
13'6" x 8'5" (4.12m x 2.59m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side.

BEDROOM FOUR
9'3" x 6'9" (2.84m x 2.07m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
6'9" x 6'2" (2.07m x 1.90m)
Fitted with a three piece suite comprising panel bath with shower over and glass screen, wash hand basin with mixer tap and low flush WC. Frosted UPVC double glazed window to the rear elevation, central heating radiator, partial wall tiling, fully tiled bath and shower area and spotlights to the ceiling.



OUTSIDE
Externally, the property benefits from an enclosed rear garden incorporating a modern patio seating area and low maintenance artificial lawn. To the front, there is a driveway providing off road parking for two to three vehicles leading to an attached garage with up and over door, power and lighting, ideal for storage or additional parking.



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.