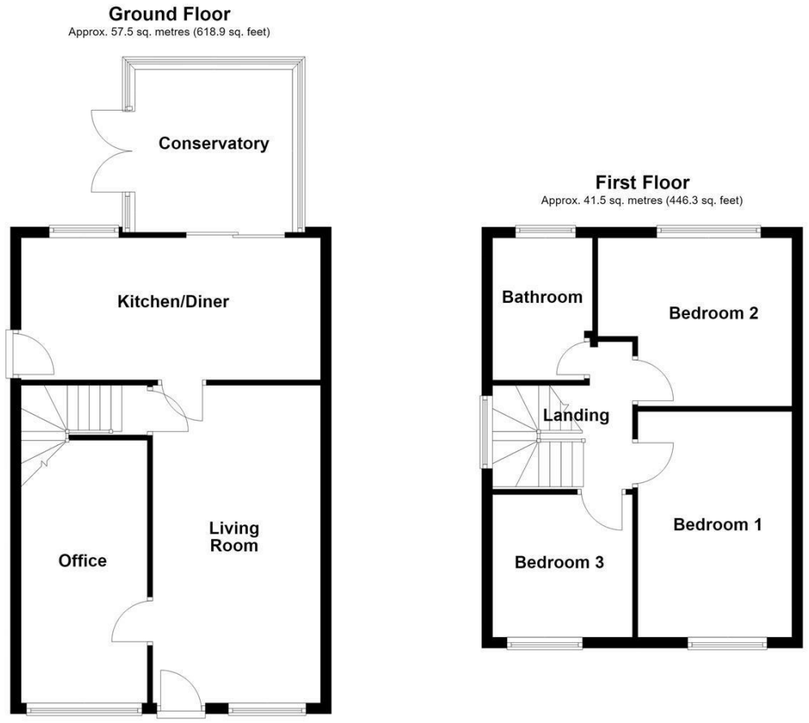


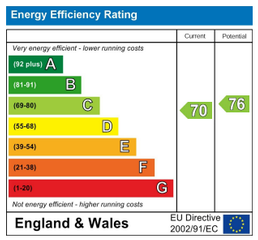
Total area: approx. 99.0 sq. metres (1065.2 sq. feet)

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.

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



39 Speak Close, Wakefield, WF1 4TG

For Sale Freehold Offers In The Region Of £260,000

A superb opportunity to acquire this well presented and newly redecorated three bedroom detached family home, benefiting from off road parking, an enclosed low maintenance rear garden and a modern fitted kitchen/diner with integrated appliances. The property also benefits from a new combination boiler with a five year British Gas warranty, together with a Hive thermostat.

The property has been thoughtfully extended to provide a spacious living room, while sliding patio doors lead seamlessly through to the conservatory, creating excellent family and entertaining space. The former garage has been converted and is currently utilised as a versatile home office. To the first floor, the accommodation comprises three generously sized double bedrooms and a contemporary four piece house bathroom suite. The loft space is partially boarded and fitted with a loft ladder, providing useful additional storage. Externally, the property enjoys a tarmac driveway providing off road parking and an attractive front garden with a central paved pathway leading to the entrance door, complemented by decorative up-and-down lighting. A further pathway to the side of the property leads through a timber gate to the enclosed rear garden. The rear garden has been designed with ease of maintenance in mind and features a paved patio area, ideal for outdoor dining and entertaining, together with raised timber sleeper borders. The garden is fully enclosed by timber fencing, providing a good degree of privacy and security. A paved pathway leads to a timber garden shed.

The property is ideally situated for a range of local amenities, reputable schools, and regular bus services providing convenient access to and from Wakefield city centre. Excellent transport links are also available, with the M1 and M62 motorway networks located just a short distance away, making the property particularly appealing to commuters travelling further afield.

Offering spacious and versatile accommodation in a sought after residential location, this quality family home demands an internal inspection to fully appreciate all that it has to offer. Early viewing is highly recommended.



ACCOMMODATION

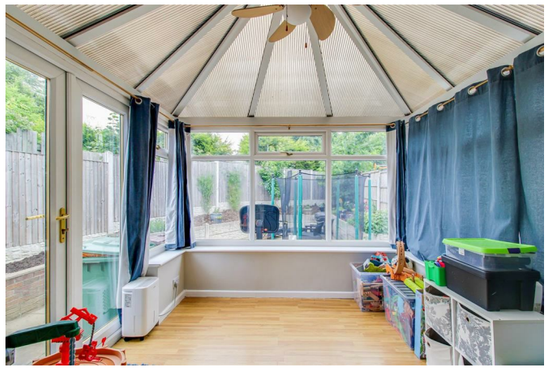
LIVING ROOM
10'3" x 19'6" (3.14m x 5.95m)
Entered via a composite entrance door, the spacious living room features a UPVC double glazed window overlooking the front aspect, a central heating radiator, coving to the ceiling, and two wall light points. Doors provide access to the home office, the staircase rising to the first-floor landing, and the kitchen/diner.



OFFICE
7'8" x 16'0" (2.34m x 4.89m)
A versatile reception room currently utilised as a home office, benefiting from a UPVC double glazed window to the front elevation and a central heating radiator.

KITCHEN/DINER
8'8" x 18'6" (2.65m x 5.66m)
Fitted with a range of high gloss wall and base units complemented by laminated work surfaces and tiled splashbacks. The kitchen incorporates a sink and drainer with mixer tap and swan neck attachment, plumbing for a washing machine, integrated dishwasher, two integrated fridges, space for a freestanding fridge/freezer, an integrated twin oven and grill with integrated microwave above, and a four-ring induction hob with curved glass extractor canopy over. Additional features include a central heating radiator, fully tiled flooring, understairs storage cupboard, a UPVC double glazed window overlooking the rear garden, a UPVC double glazed side entrance door, and sliding patio doors leading through to the conservatory.

CONSERVATORY
9'10" x 9'7" (3.02m x 2.94m)
A bright and versatile addition to the home, featuring laminate flooring, power points, two wall lights, a ceiling fan, UPVC double glazed windows to three sides, and French doors providing direct access to the rear garden.



FIRST FLOOR LANDING
With a UPVC double glazed window to the side elevation, central heating radiator, loft access via a bi-fold wooden ladder, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
9'5" x 13'9" (2.88m x 4.20m)
A spacious double bedroom with a UPVC double glazed window overlooking the front elevation, central heating radiator, and coving to the ceiling.

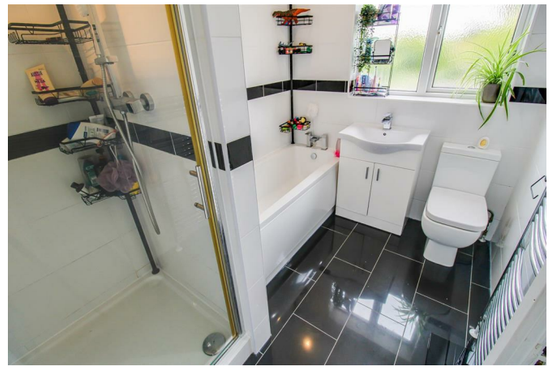


BEDROOM TWO
10'3" x 11'9" (max) x 9'4" (min) (3.13m x 3.60m (max) x 2.87m (min))
A well proportioned double bedroom benefiting from a UPVC double glazed window to the rear elevation, central heating radiator, and coving to the ceiling.



BEDROOM THREE
8'9" x 8'10" (2.68m x 2.71m)
Featuring laminate flooring, a central heating radiator, and a UPVC double-glazed window overlooking the front elevation.

BATHROOM
8'9" x 6'5" (max) x 5'8" (min) (2.67m x 1.97m (max) x 1.73m (min))
Appointed with a modern four piece suite comprising a panelled bath with chrome mixer tap, wash hand basin set within a high gloss vanity unit, low flush WC, and a separate shower enclosure with glazed screen and chrome thermostatic shower with rainfall shower head and handheld attachment. The room further benefits from fully tiled walls and flooring, inset ceiling spotlights, a chrome heated towel radiator, and a frosted UPVC double glazed window.



OUTSIDE
To the front of the property is a tarmac driveway providing off road parking, together with an attractive lawned garden and a central paved pathway leading to the entrance door. Decorative up-and-down lighting is fitted adjacent to the front entrance. A further pathway to the side of the property leads through a timber gate to the enclosed rear garden. The rear garden has been designed with low maintenance in mind and features a generous paved patio area, ideal for outdoor dining and entertaining. Raised woodchip borders surround the garden, whilst timber fencing provides a secure and private environment. Additional features include an external water supply, outside lighting, and a paved pathway leading to a timber garden shed positioned to the side of the property.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We love the area of the property, it is quiet and safe for young children to play outside. The neighbours are lovely, and everyone really looks out for each other. "

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.