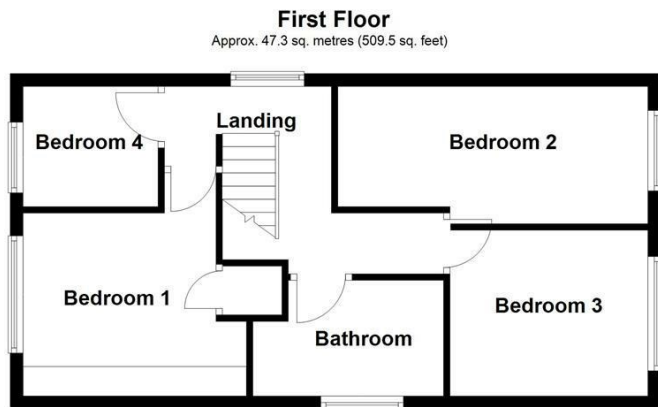
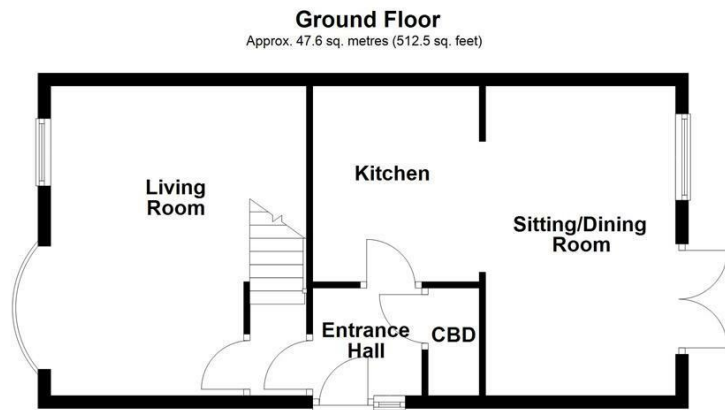
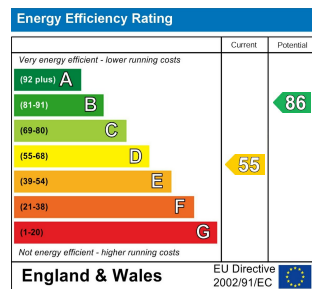




Total area: approx. 94.9 sq. metres (1022.0 sq. feet)



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.



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1 Barleyfield Close, Wakefield, WF1 4TB

For Sale Freehold £270,000

A superb opportunity to purchase this impressive four bedroom detached home, enhanced by a double storey rear extension. The property benefits from ample off road parking, spacious living accommodation and an enclosed rear garden.

A side entrance door leads into the welcoming entrance hall, providing access to the kitchen, which features an attractive archway opening into a spacious sitting/dining room with French doors leading out to the rear garden. The ground floor is further complemented by a useful storage cupboard and a generously sized L shaped living room. To the first floor, the landing leads to four well proportioned bedrooms and a contemporary four piece family bathroom suite. Bedrooms one, two, and three all benefit from fitted wardrobes. Externally, the property enjoys an attractive front garden with planted borders, alongside the block-paved driveway extending to the side and leading to the garage. A timber gate provides access to the rear garden, which features a paved patio area ideal for alfresco dining, overlooking a well-maintained lawn with mature planted borders. Additional features include a timber shed, greenhouse, and further planting areas, all enclosed by timber fencing for privacy.

Ideally situated close to local amenities and well regarded schools, the property also benefits from excellent transport links, including regular bus routes to Wakefield city centre and convenient access to the M1 motorway network—perfect for commuters.

Offered for sale with early viewing highly recommended, this is a quality home set within a desirable and well-established residential location.

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ACCOMMODATION

ENTRANCE HALL

A UPVC double glazed side entrance door leads into the entrance hall, featuring a UPVC double glazed frosted panel window to the side, laminate flooring, and doors leading to the inner hallway, a storage cupboard, and the kitchen. The cupboard is fitted with a coat rack and provides plumbing and drainage for a washing machine, along with lighting.

KITCHEN

10'1" x 8'5" [3.09m x 2.58m]

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks above. There is a stainless steel single drainer sink with mixer tap, an integrated oven and grill with a four ring gas hob and cooker hood over, along with downlighting set into the wall cupboards. Additional features include space for a large freestanding fridge freezer, plumbing and space for a full size dishwasher, laminate flooring, and coving to the ceiling. An attractive archway leads into the sitting/dining room.

SITTING/DINING ROOM

9'8" x 15'9" [2.97m x 4.81m]

A spacious area with oak flooring, a central heating radiator, and a UPVC double glazed window overlooking the rear garden, along with UPVC double glazed French doors providing direct access outside. Finished with coving to the ceiling.



INNER HALLWAY

The inner hallway features a staircase leading to the first floor and a door into the living room.

LIVING ROOM

15'10" x 12'11" [max] x 9'10" [min] [4.83m x 3.94m [max] x 3.02m [min]]

A generously proportioned L shaped room with a central heating radiator, decorative fireplace with marble hearth and surround, and a UPVC double glazed bowed window to the front elevation, alongside an additional UPVC double glazed window to the same aspect.



FIRST FLOOR LANDING

The landing includes a UPVC double glazed window to the side elevation, coving to the ceiling, and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE

10'0" x 11'7" [max] x 9'6" [min] [3.05m x 3.54m [max] x 2.90m [min]]

Featuring two double fitted wardrobes with storage cupboards above the bed space, a UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, and access to a useful storage cupboard over the bulkhead.



BEDROOM TWO

16'4" x 7'0" [max] x 6'2" [min] [4.99m x 2.14m [max] x 1.89m [min]]

UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling, and two double fitted wardrobes to one wall.



BEDROOM THREE

9'8" x 8'5" [2.97m x 2.59m]

UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling, and fitted wardrobes to one wall.



BEDROOM FOUR

6'11" x 6'2" [2.13m x 1.89m]

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

BATHROOM

5'8" x 9'11" [1.74m x 3.03m]

Fully tiled and fitted with a four piece suite comprising a curved corner shower cubicle with glass doors and electric shower, pedestal wash basin with mixer tap, corner bath with mixer tap, and low flush WC. Additional features include timber cladding to the ceiling with inset spotlights, loft access, extractor fan, and a UPVC double glazed frosted window to the side elevation.



OUTSIDE

A paved pathway runs along the right hand side of the property, leading to a timber gate providing access to the front. The front garden is mainly laid to lawn with planted borders, alongside a block paved pathway and driveway providing off road parking for up to three vehicles. Additional external features include outside lighting and a water connection point. The rear garden offers a paved patio area ideal for entertaining and alfresco dining, with steps leading up to an attractive lawned garden with planted borders and mature shrubs. There is also a timber shed, greenhouse, and three allotment style beds. The garden is fully enclosed by timber fencing on all sides.



GARAGE

8'2" x 27'7" [2.51m x 8.42m]

The garage benefits from a UPVC side door leading into a storage area with two UPVC double glazed windows (to the side and rear), as well as external lighting. A tandem single garage with power and lighting, and a manual up-and-over door to the front.

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.