

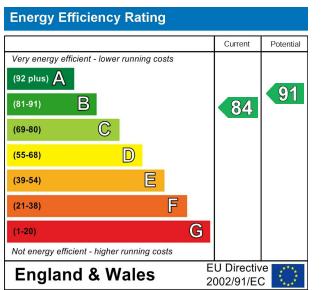
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.



## 1 Park Hill View, Wakefield, WF1 5FT

**For Sale Freehold Offers Over £400,000**

Occupying a fantastic corner plot within a cul de sac on this modern and sought after development, offered to the market with no chain, this superbly presented four bedroom detached family home offers generous accommodation arranged over three floors. The property benefits from ample driveway parking, beautifully maintained gardens, and two well appointed bathrooms.

The accommodation briefly comprises an inviting entrance hall leading to a stunning open plan kitchen, dining and living space, complemented by a utility room and a ground floor W.C.. To the first floor, the landing provides access to a second lounge, three well proportioned bedrooms, and a contemporary family bathroom. The second floor is dedicated to an impressive principal bedroom, complete with an en suite shower room and a separate dressing area. Externally, the property enjoys driveway parking and attractive gardens, making it ideal for family living. Conveniently located close to local shops and amenities within Wakefield, the home is also well positioned for Pinderfields Hospital and the motorway network, ideal for commuters.

Finished to a superb standard throughout, this property represents an excellent opportunity to acquire a high quality family home, and early viewing is highly recommended.



#### ACCOMMODATION

##### ENTRANCE HALL

Entry via a front composite door into the main hallway provides access to the first floor landing via the staircase. Doors lead through to the open plan kitchen, living, and dining space.

##### OPEN PLAN KITCHEN/LIVING/DINING ROOM

28'7" x 12'4" [8.73m x 3.77m]

UPVC double glazed window to the front elevation, three central heating radiators. A door leads to the utility room, with built in storage cupboards under the stairs. The front kitchen section features a modern fitted kitchen upgraded with an integrated dishwasher, fridge freezer, induction hob, integrated oven and microwave, wall and base units providing storage to the ceiling and partial tiled splashback. This flows into the open plan lounge/dining area with folding doors opening out to the rear garden.



##### UTILITY ROOM

7'6" x 7'1" [2.31m x 2.16m]

UPVC double glazed windows to the rear elevation, plumbing for a washing machine and additional storage space. Doors lead to the downstairs W.C. and into the converted garage storage area.



##### BEDROOM THREE

11'7" x 8'9" [3.55m x 2.67m]

UPVC double glazed window to the front, central heating radiator.

##### BEDROOM FOUR

10'2" [max] x 9'6" [3.11m [max] x 2.90m ]

UPVC double glazed windows to the rear elevation and central heating radiator.



##### BATHROOM

6'9" x 5'6" [2.08m x 1.70m]

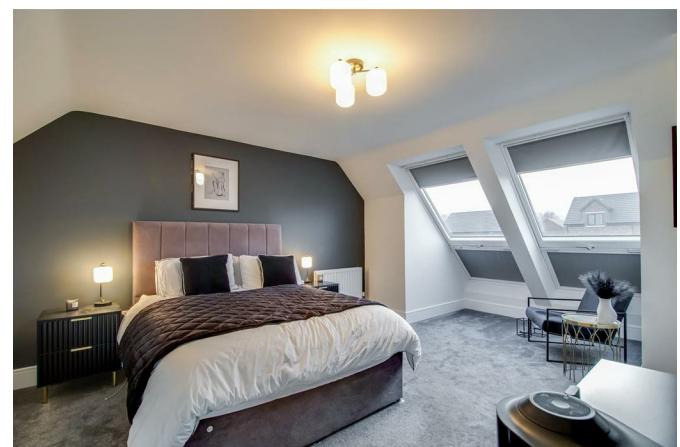
UPVC double glazed frosted windows to the front and rear elevations, fully tiled with spotlights to the ceiling. Comprising a low flush W.C., wash hand basin with mixer tap, and a bath with glass shower screen and shower overhead.



##### BEDROOM ONE

13'2" x 12'5" [4.03m x 3.81m]

UPVC double glazed windows to the rear elevation, central heating radiator, built in storage cupboard. Door leading to the dressing room and en suite.



##### DRESSING ROOM

9'3" x 3'6" [2.83m x 1.07m]

UPVC double glazed window to the side elevation, built in storage with sliding doors, open access into the en suite bathroom.

##### EN SUITE BATHROOM

10'1" x 7'1" [3.08m x 2.17m]

Modern four piece suite comprising a walk in shower cubicle with inset shower and separate handheld attachment, vanity wash hand basin with mixer tap, low flush W.C., and a panelled bath. Spotlights to the ceiling and fully tiled walls.



##### OUTSIDE

The property benefits from a superb rear garden featuring a flagged patio seating area, low maintenance lawn, bush and shrubbery borders, and a further flagged patio area. To the front, the corner plot offers a low maintenance lawn, shrubbery borders, and ample tarmac driveway parking for several vehicles. There is also an integral garage converted into two storage rooms, which could easily be reverted back to a garage if desired.



##### 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.

##### 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.