



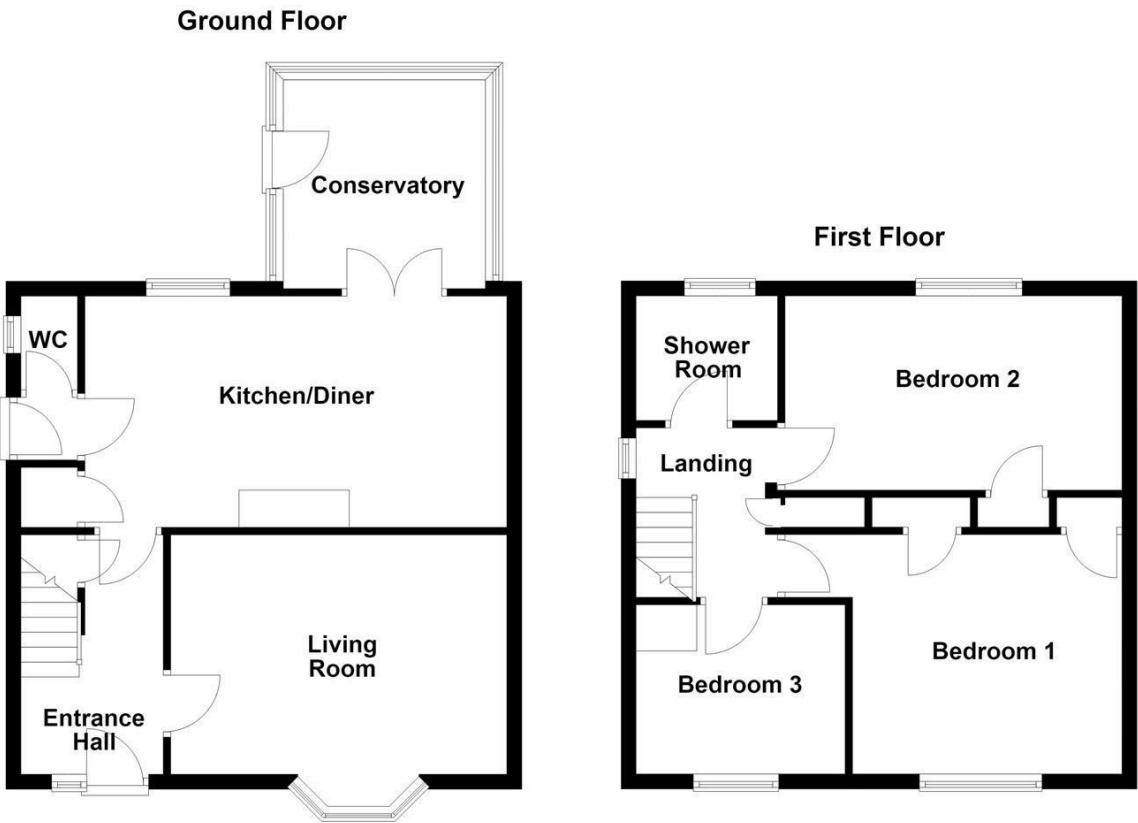
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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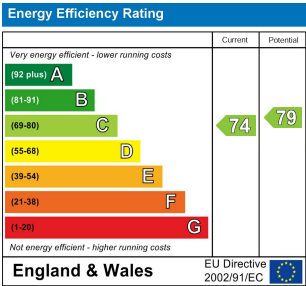


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 37 Windhill Road, Wakefield, WF1 4BE

### For Sale Freehold £220,000

Situated just outside Wakefield city centre is this well presented three bedroom semi detached home, offering spacious and well proportioned accommodation throughout. The property benefits from generous reception space, off road parking and an attractive enclosed rear garden, making it an ideal choice for a first time buyer, professional couple or small family.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor landing, useful understairs storage and doors leading to the living room and kitchen diner. The kitchen diner provides access to the boiler cupboard, a further inner hallway and the conservatory. The inner hallway leads to the side entrance and downstairs WC, while the conservatory overlooks and provides access to the rear garden. To the first floor, the landing provides access to the loft, a useful storage cupboard, three bedrooms and the house bathroom. Bedrooms one and two also benefit from fitted storage. Externally, a concrete driveway to the front and side provides off road parking for two vehicles, with timber fencing and double gates giving access to the rear. The low maintenance rear garden is arranged over tiers and is mainly laid with artificial lawn. It also features planted borders and a porcelain paved patio area, ideal for outdoor dining and entertaining. Brick-built outbuildings provide useful storage, while timber fencing encloses the garden, making it suitable for children and pets.

The property is conveniently located close to Wakefield city centre, with a wide range of shops, schools and local amenities nearby. Regular bus services and Wakefield's two railway stations provide excellent links to Leeds, Manchester and London. The M1 and M62 motorway networks are also within easy reach for those travelling further afield.

An early viewing is highly recommended to avoid disappointment.

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ACCOMMODATION

ENTRANCE HALL

10'5" x 6'3" [max] x 3'6" [min] [3.20m x 1.91m [max] x 1.07m [min]]  
A frosted and stained glass UPVC double glazed entrance door leads into the hallway. There is a central heating radiator, staircase rising to the first floor landing, useful understairs storage and doors leading to the living room and kitchen diner.

LIVING ROOM

14'9" x 10'5" [4.51m x 3.20m]  
Featuring a UPVC double glazed bay window overlooking the front elevation, a central heating radiator and a picture rail with display shelf.



KITCHEN DINER

18'2" x 10'2" [max] x 8'9" [min] [5.55m x 3.10m [max] x 2.67m [min]]  
A spacious kitchen and dining area with a UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors providing access outside. Further features include a partial picture rail, central heating radiator, access to the boiler cupboard housing the Glow-worm combination boiler and a door leading to the side entrance hall. The

kitchen is fitted with a range of modern wall and base units, complemented by laminate work surfaces. There is a stainless steel sink and drainer with mixer tap, tiled splashbacks, space and plumbing for a gas cooker with stainless steel extractor hood above, plumbing for a washing machine and space for a slimline dishwasher.

CONSERVATORY

9'6" x 9'1" [2.90m x 2.77m]  
Surrounded by UPVC double glazed windows, with UPVC double glazed doors providing access to the rear garden. There is also a central heating radiator and space and plumbing for a tumble dryer.



SIDE ENTRANCE HALL

A door provides access to the side of the property, with a further door leading to the downstairs WC.

DOWNSTAIRS W.C.

4'11" x 2'8" [1.50m x 0.82m]  
Fitted with a low flush WC and wall mounted wash basin with mixer tap. Further features include half-height wall tiling and a UPVC double glazed frosted window overlooking the side elevation.

FIRST FLOOR LANDING

8'0" x 6'7" [max] x 3'2" [min] [2.45m x 2.03m [max] x 0.98m [min]]  
The landing provides access to the loft, a fitted storage cupboard, three bedrooms and the house shower room. There is also a UPVC double glazed window overlooking the side elevation.

BEDROOM ONE

10'7" x 14'11" [max] x 11'10" [min] [3.25m x 4.55m [max] x 3.62m [min]]  
A spacious double bedroom with a UPVC double glazed window overlooking the front elevation, central heating radiator and access to two fitted storage cupboards.



BEDROOM TWO

14'5" x 8'6" [4.40m x 2.60m]  
A further well proportioned double bedroom with a UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted storage cupboard.



BEDROOM THREE

7'6" x 9'2" [max] x 6'2" [min] [2.30m x 2.80m [max] x 1.90m [min]]  
Featuring a UPVC double glazed window overlooking the front elevation, central heating radiator and a fitted cabin style bed with integrated storage.



SHOWER ROOM

6'6" x 5'6" [2.0m x 1.70m]  
Fitted with a modern three piece suite comprising a low flush WC, wash basin with mixer tap and storage below, and an enclosed shower cubicle

with mixer shower, handheld attachment and glass shower screen. Further features include full-height wall tiling, an extractor fan, chrome ladder style radiator and a UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front is a low maintenance garden, mainly comprising a concrete driveway providing off road parking for two vehicles. There is also an artificial lawn, steps leading to the entrance door, timber fencing and a set of wrought iron double gates. The landscaped rear garden is arranged over two tiers and has been designed for ease of maintenance. The upper tier is laid with artificial lawn and features planted and pebbled borders. The lower tier provides a porcelain paved patio area, ideal for outdoor dining and entertaining. There is also access to brick-built outbuildings, providing useful storage. The garden is fully enclosed by walling and timber fencing, making it suitable for children and pets.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

PLEASE NOTE

This property is of timber framed construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.