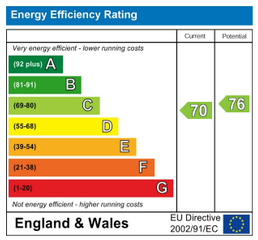
Total area: approx. 115.4 sq. metres (1242.2 sq. feet)



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.

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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

26 The Hawthorns, Wakefield, WF1 3TL

For Sale Freehold Offers Over £355,000

A superb opportunity to acquire this spacious four bedroom detached family home, offering well proportioned accommodation throughout and benefitting from four double bedrooms, two reception rooms, a generous kitchen breakfast room, ample off road parking, an integral garage and a landscaped enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall, downstairs WC and a spacious living room featuring an attractive fireplace. Double doors lead through to the separate dining room, which enjoys French doors opening onto the rear garden and also provides access to the kitchen breakfast room. The kitchen is fitted with a range of integrated appliances and incorporates a breakfast bar, together with useful understairs storage and internal access to the integral single garage. To the first floor, the landing provides access to four well proportioned double bedrooms and the family bathroom. Bedrooms one, two and three all benefit from fitted wardrobes, whilst a useful storage cupboard with fixed shelving provides additional practical storage. Externally, the front of the property features a double tarmac driveway providing ample off road parking, together with an attractive lawned garden. The landscaped rear garden incorporates a large paved patio area, ideal for outdoor dining and entertaining, with steps leading up to a low maintenance gravelled garden featuring mature planted borders. A timber shed provides useful storage, whilst external lighting and a water supply add further practicality. The garden is fully enclosed by timber fencing.

The property is conveniently positioned close to a range of local amenities, schools and regular bus services, whilst Wakefield city centre is within easy reach. Excellent access to both the M1 and M62 motorway networks also makes the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this spacious family home has to offer.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Coving to the ceiling, circular timber framed double glazed window to the side aspect, half height timber panelling with dado rail, central heating radiator and laminate flooring. Doors provide access to the downstairs W.C. and living room.

W.C.
2'10" x 6'5" (0.88m x 1.97m)
Laminate flooring, chrome ladder style central heating radiator and a modern suite comprising low flush W.C. and wash basin with mixer tap, tiled splashback, laminate work surface and vanity storage beneath. Frosted UPVC double glazed window to the front aspect.

LIVING ROOM
12'11" x 15'7" (3.95m x 4.77m)
UPVC double glazed window overlooking the front aspect, two central heating radiators, coving to the ceiling, dado rail and a living flame effect gas fire set on a marble hearth with matching interior and marble effect surround. Staircase with handrail leading to the first floor landing, with doors providing access to the kitchen breakfast room and separate dining room.

KITCHEN/BREAKFAST ROOM
15'4" x 9'11" (4.69m x 3.04m)
Fitted with a range of wall and base units with laminate work surfaces over and matching upstands. 1.5 stainless steel sink and drainer with swan neck mixer tap, integrated twin oven and grill, separate four ring gas hob with stainless steel splashback and cooker hood above, under cabinet lighting, breakfast bar and glass shelving. Two UPVC double glazed windows overlook the rear aspect, with a UPVC double glazed door providing access to the side. Further benefits include an integrated full size dishwasher, space for an American style fridge freezer, central heating radiator and space and plumbing for a washing machine within a cupboard. Internal doors provide access to the integral garage and useful understairs storage cupboard.

INTEGRAL GARAGE
7'11" x 17'10" (2.43m x 5.45m)
Power and lighting with a manual up and over door to the front.

DINING ROOM
8'11" x 9'11" (2.72m x 3.04m)
Laminate flooring, central heating radiator with radiator cover, UPVC double glazed French doors opening onto the rear garden and coving to the ceiling.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, central heating radiator and loft access. Doors provide access to four bedrooms, a storage cupboard with fitted shelving and the house bathroom.

BEDROOM ONE
9'4" x 10'10" (2.86m x 3.31m)
Fitted double wardrobe with mirrored sliding doors, UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'9" x 7'4" (1.45m x 2.26m)
Fitted with a three piece suite comprising low flush W.C. with concealed cistern, wash basin with mixer tap set within a laminate work surface with vanity storage below and tiled splashback, together with an enclosed shower cubicle with mixer shower and tiled walls within. Tiled flooring, chrome ladder style central heating radiator and frosted UPVC double glazed window overlooking the rear elevation.

BEDROOM TWO
8'11" x 10'6" (2.74m x 3.22m)
UPVC double glazed window overlooking the front elevation, central heating radiator and fitted double wardrobe with mirrored sliding doors.

BEDROOM THREE
7'6" x 9'10" (2.29m x 3.01m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access to a built-in single wardrobe.

BEDROOM FOUR
9'10" x 8'4" (3.01m x 2.56m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
6'10" x 6'6" (2.10m x 1.99m)
Fitted with a three piece suite comprising low flush W.C. with concealed cistern, wash basin with chrome mixer tap set within a high gloss vanity unit with mirror above and panelled bath with glass shower screen, mixer tap and separate shower over. Fully tiled walls and flooring, chrome ladder style central heating radiator and frosted UPVC double glazed window overlooking the front elevation.

OUTSIDE
To the front of the property is a double tarmac driveway providing ample off road parking and leading to the integral single garage and an attractive lawned front garden. The rear garden features a slate paved patio extending across the width of the property, ideal for outdoor dining and entertaining. Steps lead up to a low maintenance pebbled garden with planted borders and railway sleeper edging, together with a timber shed and mature established planting, fully enclosed by timber panel fencing to all three sides.

COUNCIL TAX BAND
The council tax band for this property is D.

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.