



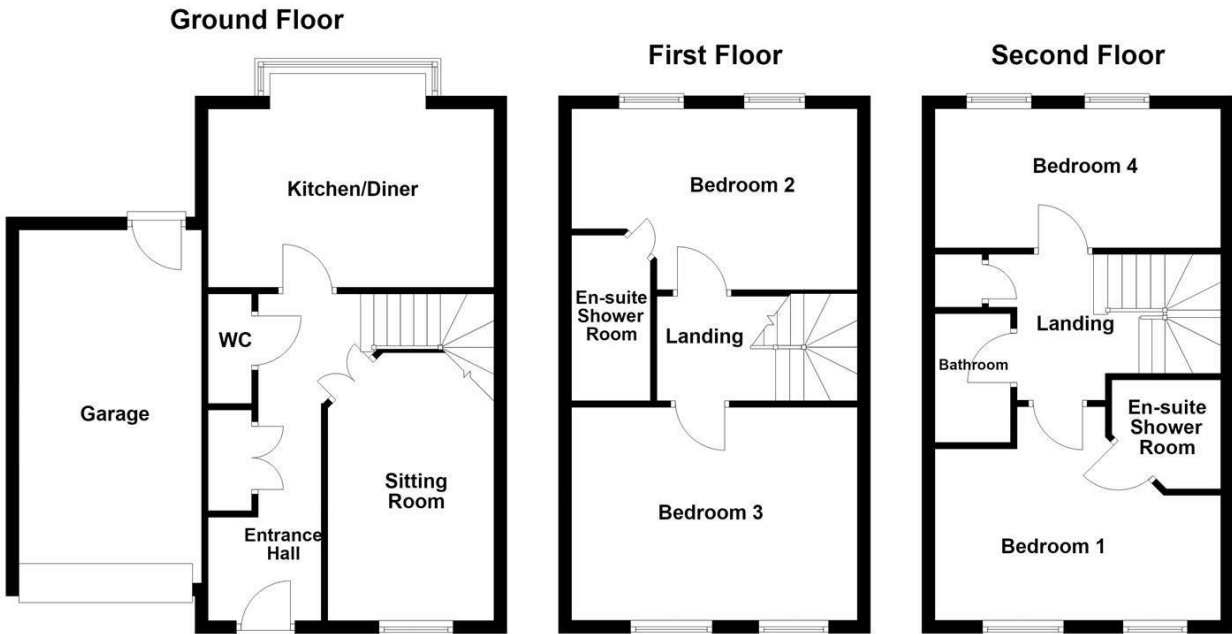
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

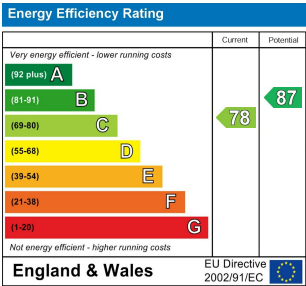


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



31 The Point, Wakefield, WF2 9SZ

For Sale Freehold £280,000

Proudly introduced to the market is this spacious four bedroom semi detached home, offering versatile accommodation arranged over three floors and situated within a popular area of Wakefield. Ideally suited to growing and larger families, the property benefits from four well proportioned bedrooms, an open plan kitchen diner, multiple reception spaces, three bathrooms, off road parking and an enclosed rear garden.

The accommodation begins with a welcoming entrance hall providing access through double doors into a converted garage, now creating a useful snug or additional reception room. The ground floor also includes a downstairs WC, useful storage cupboard and access to the impressive open plan kitchen diner, which is fitted with a range of contemporary units and integrated appliances. UPVC patio doors open directly onto the rear garden. To the first floor are two bedrooms, one of which benefits from its own three piece en suite shower room. The second floor provides two further double bedrooms, including the principal bedroom with fitted wardrobes and a modern three piece en suite shower room. A contemporary three piece family bathroom and useful storage cupboard housing the gas combination boiler complete the accommodation. Externally, the property benefits from a tarmac driveway to the front providing off road parking, together with a small lawned garden and access to an attached garage with electric door. Gated access leads to the enclosed rear garden, which enjoys a southerly aspect and incorporates a decked seating area and lawn, providing an ideal space for outdoor dining and entertaining.

Conveniently positioned for a wide range of local shops, amenities and schools, the property is also within easy reach of Wakefield city centre and Wakefield Westgate railway station, providing excellent transport links. The motorway network is also readily accessible, making the property particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate the generous and versatile accommodation this superb family home has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Laminate flooring, useful storage cupboard, central heating radiator, understairs storage and staircase providing access to the first floor. Double doors provide access to the snug, with further access to the downstairs W.C. and an opening through to the open plan kitchen diner.

LOUNGE

13'6" x 8'2" [4.12m x 2.50m]
Laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



W.C.

5'5" x 2'4" [1.66m x 0.73m]
Low flush W.C., central heating radiator and laminate flooring. Wash hand basin set within a laminate work surface with hot and cold taps, tiled splashback, storage cupboards and extractor fan.

GARAGE

Electric garage door, concrete flooring, power and lighting, together with a timber access door.

KITCHEN/BREAKFAST ROOM

14'4" x 9'4" [4.38m x 2.85m]
Laminate flooring and fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap, space for a fridge freezer, integrated oven, four ring gas hob with pull-out extractor fan above, dishwasher and washing machine. UPVC double glazed patio doors leading out to the rear garden and UPVC double glazed bay window overlooking the rear elevation.



FIRST FLOOR LANDING

Carpeted flooring, central heating radiator and staircase providing access to the second floor. Doors provide access to two bedrooms.

BEDROOM THREE

13'6" x 13'8" [4.14m x 4.17m]
Laminate flooring, two central heating radiators and two UPVC double glazed windows overlooking the front elevation.

BEDROOM FOUR

12'9" x 8'5" [3.90m x 2.59m]
Carpeted flooring, central heating radiator, range of fitted wardrobes and two UPVC double glazed windows overlooking the rear elevation. Access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

9'6" x 3'11" [2.91m x 1.20m]
Tiled flooring, pedestal wash basin with mixer tap and tiled splashback, chrome ladder style radiator, extractor fan and low flush W.C. Walk-in shower enclosure with tiled surround extending from floor to ceiling, mixer shower and separate shower attachment.

SECOND FLOOR LANDING

Carpeted flooring, central heating radiator, loft access and doors providing access to two bedrooms and the house bathroom. A useful storage cupboard houses the gas combination boiler.

BEDROOM ONE

14'8" x 13'1" [4.49m x 3.99m]
Carpeted flooring, two central heating radiators, two UPVC double glazed windows overlooking the front elevation, fitted wardrobes and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'8" x 6'0" [1.74m x 1.84m]
Tiled flooring, chrome ladder style radiator, low flush W.C., extractor fan and pedestal wash basin with mixer tap and tiled splashback. Walk-in shower enclosure with tiled surround extending from floor to ceiling, mixer shower and separate shower attachment.



BEDROOM TWO

14'5" x 7'3" [4.41m x 2.21m]
Two UPVC double glazed windows overlooking the rear elevation.

BATHROOM/W.C.

7'9" x 4'11" [2.37m x 1.51m]
Tiled flooring, low flush W.C., extractor fan and panelled bath with hot and cold taps, shower attachment and tiling around the bath extending to the ceiling. Pedestal wash basin with mixer tap and tiled splashback, together with a chrome ladder style radiator.



OUTSIDE

To the front of the property is a tarmac driveway providing off road parking, together with a lawned garden area and access to the attached garage. To the rear is a south facing garden incorporating a gravelled area, timber decked seating area and a further small lawned section with paved pathway leading towards the garage. The rear garden is enclosed by timber fencing.



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.