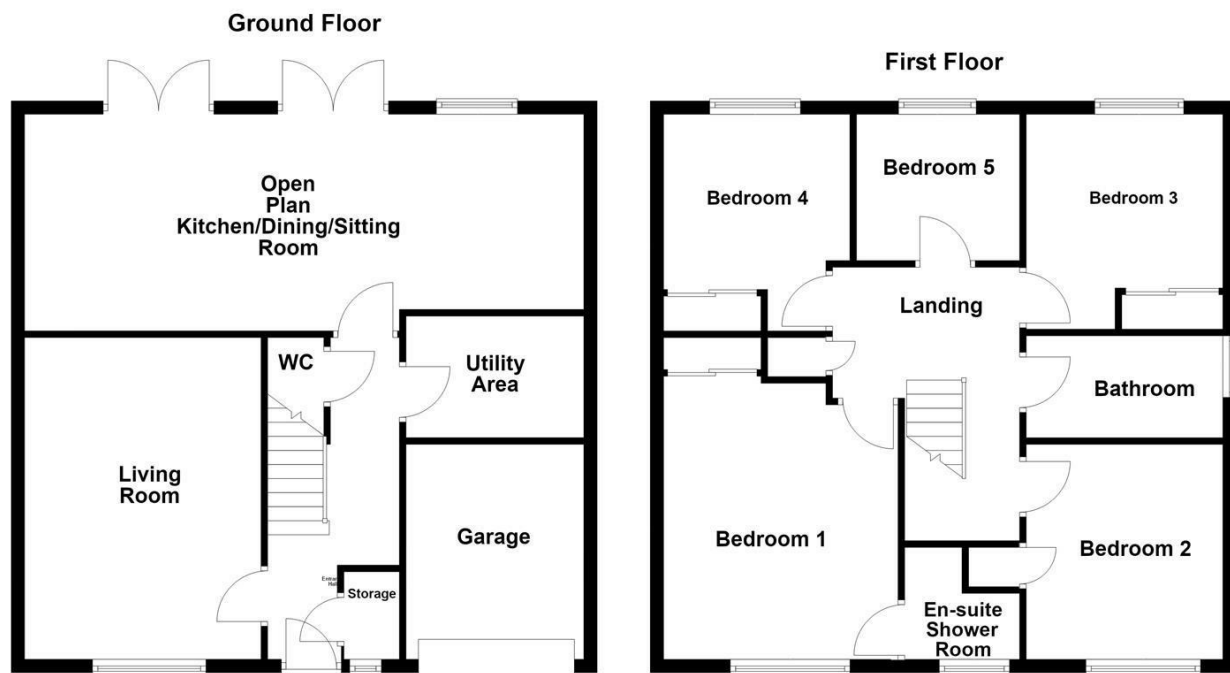




IMPORTANT NOTE TO PURCHASERS

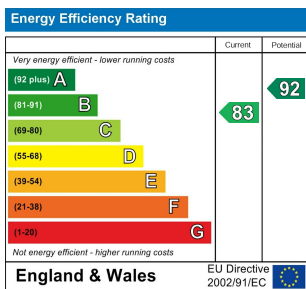
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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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10 Portland Road, Wakefield, WF1 2GJ

For Sale Freehold £400,000

Situated within an attractive modern development and originally constructed by the highly regarded Charles Church is this impressive five bedroom detached family home. Generously proportioned and superbly presented throughout, the property offers stylish contemporary accommodation ideally suited to modern family life, together with ample off road parking, an integral garage and a beautifully maintained rear garden.

A welcoming entrance hall leads into the spacious living room, while the heart of the home is undoubtedly the impressive open plan kitchen, dining and living space. Designed with both everyday family life and entertaining in mind, this superb sociable space is complemented by a useful utility area. A downstairs WC completes the ground floor accommodation. To the first floor are five well proportioned bedrooms, providing excellent flexibility for growing and larger families or those requiring dedicated home working space. The principal bedroom benefits from its own en suite facilities, while the remaining bedrooms are served by the family bathroom. To the front is a Yorkshire stone and block paved driveway providing off road parking for up to four vehicles, leading to the integral garage with electric vehicle charging point. A dropped kerb extends across the frontage, which enjoys an easterly aspect and may also offer potential for solar panels, subject to suitability and consents. Further unrestricted on street parking is available nearby. To the rear is a good sized, enclosed and low maintenance garden with artificial lawn, fenced boundaries and a good degree of privacy. A pergola provides a useful shaded seating area, with gated access to the side.

Conveniently positioned for a range of local shops, schools and everyday amenities, the property is also well served by nearby bus routes and is within easy reach of the retail park. Junction 41 of the M1 motorway is readily accessible, making this an excellent location for those commuting to Wakefield, Leeds and further afield.

Offering an excellent combination of space, style and practicality, this substantial five bedroom home is perfectly suited to the needs of a growing family. An early viewing is highly recommended to fully appreciate the generous accommodation, quality of presentation and attractive outdoor space on offer.

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ACCOMMODATION

ENTRANCE HALL

Composite glazed entrance door with UPVC double glazed window to the side, leading into the entrance hallway. Quality wood effect flooring, central heating radiator and carpeted staircase providing access to the first floor landing. Doors provide access to the lounge, downstairs W.C., open plan living dining kitchen and garage, which has been sectioned to create a useful utility area. There is also a built-in storage cupboard with shelving.

LOUNGE

11'5" x 15'9" [3.50m x 4.81m]

UPVC double glazed window overlooking the front elevation, double central heating radiator, carpeted flooring and television point.



W.C.

2'7" x 5'3" [0.80m x 1.62m]

Fitted with a low flush W.C. and pedestal wash hand basin with chrome mixer tap. Central heating radiator and wood effect flooring.

UTILITY AREA

6'0" x 8'9" [1.83m x 2.67m]

A useful utility area created within part of the garage accommodation.

OPEN PLAN LIVING DINING KITCHEN

10'7" x 27'0" [3.25m x 8.23m]

Fitted with a stylish range of wall and base units with complementary work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer. Built-in electric oven, four ring gas hob with stainless steel splashback and extractor hood above, together with an integrated fridge and freezer. Spotlights to the ceiling, quality wood effect flooring and double central heating radiator. Two sets of UPVC double

glazed French doors open directly onto the rear garden, together with a UPVC double glazed window.



FIRST FLOOR LANDING

Doors provide access to five bedrooms and the house bathroom. Loft access hatch to the boarded loft for storage and useful built-in storage cupboard with shelving.

BEDROOM ONE

6'6" x 11'6" [2.0m x 3.52m]

UPVC double glazed window overlooking the front elevation, built-in wardrobes and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'6" x 5'8" [2.0m x 1.73m]

Fitted with a walk-in shower enclosure, low flush W.C. and pedestal wash hand basin. Wood effect flooring, chrome heated towel radiator, extractor fan and front facing frosted UPVC double glazed window.



BEDROOM TWO

10'7" x 8'5" [3.23m x 2.57m]

UPVC double glazed window overlooking the front elevation, central heating radiator and carpeted flooring. Two useful built-in storage cupboards.



BEDROOM THREE

7'3" x 8'9" [2.23m x 2.67m]

UPVC double glazed window overlooking the rear elevation, built-in wardrobes, central heating radiator and carpeted flooring.

BEDROOM FOUR

10'7" x 9'2" [3.25m x 2.8m]

UPVC double glazed window overlooking the rear elevation, built-in wardrobes, central heating radiator and carpeted flooring.

BEDROOM FIVE

7'2" x 8'0" [2.20m x 2.45m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring.

HOUSE BATHROOM/W.C.

5'0" x 9'8" [1.53m x 2.96m]

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with chrome mixer tap and low flush W.C. Wood effect flooring, part tiled walls, chrome heated towel radiator and frosted UPVC double glazed window.



OUTSIDE

To the front of the property is a Yorkshire stone and block paved driveway providing ample off road parking for up to four vehicles and leading to the integral single garage, which benefits from an electric vehicle charging point. The frontage has been designed with ease of maintenance in mind, with a dropped kerb extending across the width of the property. The front of the home enjoys an easterly aspect, benefiting from the morning sun and attractive sunrises. The orientation of the front roof may also offer potential for the installation of solar panels, subject to the necessary suitability checks and consents. Further unrestricted on street parking is currently available for visiting family and friends, with no permit parking restrictions in place. To the rear is a good sized, enclosed and low maintenance garden with artificial lawn and fenced boundaries providing a good degree of privacy. A useful pergola provides a shaded seating area, with gated access down the side of the property.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The rear private garden faces West and benefits from the sun from mid day onwards, with lovely sunsets on an evening. This would also be an asset to anybody wanting to invest in solar panels to the rear side of the roof. The privacy of the rear garden is a rarity on such a modern estate. With plenty of outdoor space for children to play and adults to relax and enjoy. "

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.

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.