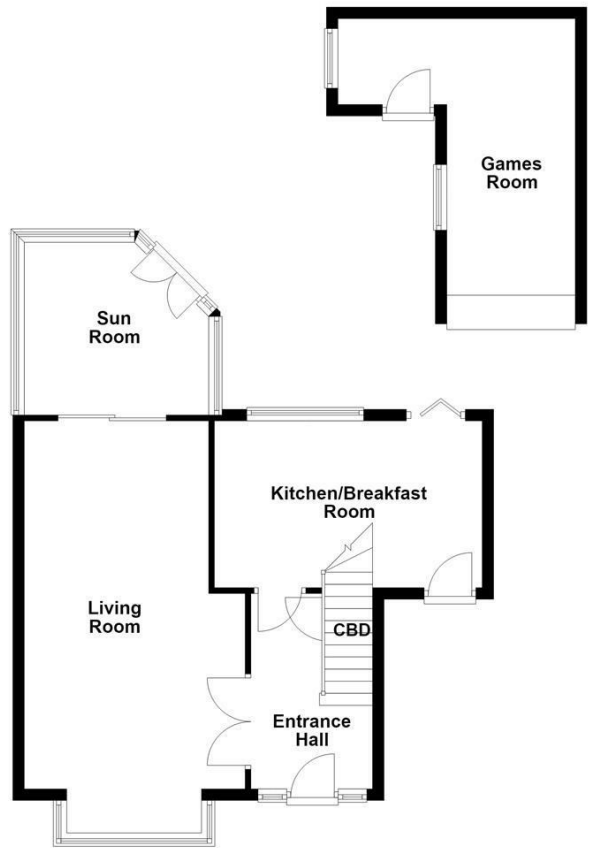
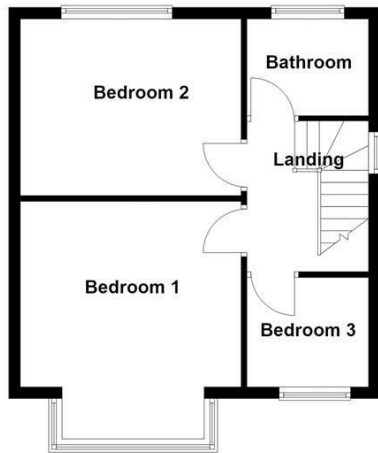


Ground Floor
Approx. 69.0 sq. metres (743.0 sq. feet)



Total area: approx. 109.2 sq. metres (1175.2 sq. feet)

First Floor
Approx. 40.2 sq. metres (432.2 sq. feet)



IMPORTANT NOTE TO PURCHASERS

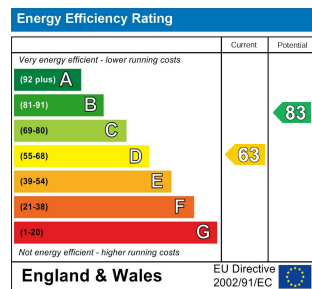
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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



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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.

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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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4 Riverside Villas, Wakefield, WF2 7JS

For Sale Freehold £300,000

A fantastic opportunity to purchase this exceptional three bedroom semi detached home, which has been extensively renovated and finished to an impressive standard throughout. The property benefits from secure gated parking, stylish contemporary interiors, a sun room, a converted garage providing versatile additional accommodation and beautifully landscaped, low maintenance gardens.

The property is approached through double wrought iron gates, which open onto a private L shaped block paved driveway providing ample off road parking. The attractive front garden features a low maintenance artificial lawn and a porcelain paved seating area, all fully enclosed by timber fencing. External lighting and a double power socket are also provided.

The accommodation briefly comprises a welcoming entrance hall with a porcelain marble effect tiled floor, useful understairs storage and a contemporary glass balustrade staircase leading to the first floor. Glazed double doors open into the spacious living room, which features a walk-in bay window, an impressive media wall and sliding patio doors leading into the sun room. Also accessed from the hallway is the beautifully appointed kitchen breakfast room, fitted with a modern range of units and finished to an excellent standard. Bi-folding doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. To the first floor, the landing features a stylish glass balustrade and provides access to three well proportioned bedrooms and a contemporary three piece family bathroom. Externally, a porcelain paved pathway extends along the side of the property through a wrought iron gate and into the fully landscaped rear garden. Designed for ease of maintenance, the garden is entirely porcelain paved and fully enclosed by timber fencing. Wall mounted lighting and a double external power socket make this an ideal space for outdoor dining and entertaining. The original garage has been thoughtfully converted to create a versatile L shaped games room or playroom. Accessed via a composite entrance door, this excellent additional space benefits from dual aspect windows and inset ceiling spotlights, making it equally suitable for use as a home office, gym or entertaining room.

The property is conveniently positioned close to a range of local amenities and well regarded schools, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short drive away, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate the exceptional finish and accommodation this outstanding home has to offer.



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ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall, which has a porcelain marble effect tiled floor and a feature timber clad wall. Two UPVC double glazed frosted windows sit on either side of the entrance door and overlook the front aspect. Doors provide access to the kitchen breakfast room and understairs storage cupboard, while glazed double doors lead into the living room. A staircase with a handrail and glass balustrade leads to the first floor landing. There is also a contemporary black wall mounted radiator.

KITCHEN BREAKFAST ROOM

8'7" x 15'3" [2.62m x 4.67m]
Fitted with a range of Shaker-style wall and base units with brass handles, quartz work surfaces, quartz upstands and tiled splashbacks. A ceramic double Belfast sink has a brass swan neck mixer tap. Integrated appliances include an oven and grill, a Smeg four ring gas hob with splashback and an extractor hood above. There is space for a large freestanding fridge freezer, along with plumbing and drainage for a washing machine, which is concealed within a cupboard. Further features include a quartz breakfast bar, contemporary black radiator, two wall lights, a mosaic tiled feature wall, porcelain marble effect tiled flooring and inset spotlights to the ceiling. A composite door leads to the front of the property, while UPVC double glazed bi-folding doors and a UPVC double glazed window overlook and provide access to the rear garden.

LIVING ROOM

21'0" x 12'8" [max] x 10'6" [min] [6.41m x 3.87m [max] x 3.21m [min]]
A walk in rectangular bay window with UPVC double glazing overlooks the front aspect. There is a contemporary black radiator and a bespoke media wall incorporating an electric fire, inset shelving, downlights and a mosaic tiled backing. Sliding UPVC double glazed patio doors lead into the sun room.



SUN ROOM

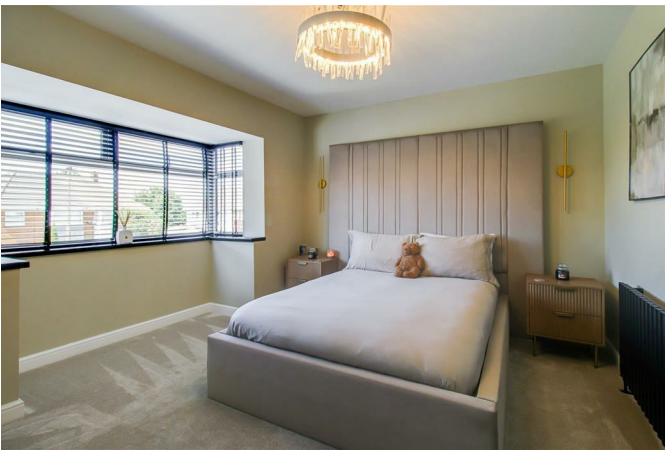
9'10" x 10'7" [3.01m x 3.25m]
The sun room has UPVC double glazed windows to three sides and UPVC double glazed French doors leading to the low maintenance rear garden. There is a contemporary black radiator, a pitched sloping ceiling, power points and lighting.

FIRST FLOOR LANDING

The landing has a glass balustrade, a UPVC double glazed window overlooking the side elevation and loft access. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

12'8" x 12'11" [max] x 10'7" [min] [3.87m x 3.94m [max] x 3.25m [min]]
A walk in rectangular bay window with UPVC double glazing overlooks the front aspect. There is a contemporary black radiator and two wall lights positioned on either side of the current bed space.



BEDROOM TWO

10'0" x 10'9" [3.05m x 3.30m]
A UPVC double glazed window overlooks the rear elevation. There is coving to the ceiling, a contemporary black radiator and fitted wardrobes spanning one wall with mirrored sliding doors.



BEDROOM THREE

6'2" x 6'10" [1.89m x 2.10m]
A UPVC double glazed window overlooks the front aspect. There is also a contemporary black radiator.

BATHROOM

5'6" x 6'9" [1.68m x 2.07m]
Fitted with a contemporary suite comprising a wall mounted wash basin with a brass mixer tap, a low flush W.C. and a freestanding bath with a floor mounted brass swan neck mixer tap and pull-out shower attachment. The bathroom has fully tiled walls, a fully tiled floor and a timber clad ceiling. Further features include built in LED strip lighting, a frosted UPVC double glazed window overlooking the rear elevation and a brass heated towel rail.



OUTSIDE

Double cast iron gates provide access onto a private L shaped block paved driveway. The front garden has a low maintenance artificial lawn and a porcelain paved patio area. It is fully enclosed by timber panelled fencing to three sides. Two wall lights are positioned beside the composite entrance door to the kitchen breakfast room. A porcelain paved pathway with a low maintenance pebbled border leads down the side of the property to the original detached single garage, which has been converted into a games room. A cast iron gate provides access into the low maintenance rear garden, which is fully porcelain paved and enclosed by timber panelled fencing to three sides. There is also a double external power socket and wall mounted lighting.



GAMES ROOM

7'3" x 16'9" [max] x 4'9" [min] [2.23m x 5.13m [max] x 1.45m [min]]
The entrance area has a porcelain tiled floor and a wall mounted light. A UPVC double glazed window overlooks the side aspect. The main room has inset spotlights to the ceiling, a wall mounted electric fire, a feature timber clad wall and a further UPVC double glazed window overlooking the side aspect.



COUNCIL TAX BAND

The council tax band for this property is B.

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.