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 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



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## 136 Park Hill Way, Wakefield, WF1 5FZ

**For Sale Freehold £315,000**

A superb opportunity to purchase this attractive four bedroom semi detached home, ideally positioned on a modern and sought after residential development. The property offers spacious and versatile living accommodation arranged over three floors, making it an ideal family home.

The ground floor comprises a welcoming entrance hall with useful under stairs storage, a downstairs W.C., and a modern fitted kitchen/diner complete with integrated appliances and a bay window to the front aspect. To the rear is a generous living room featuring Velux windows within the pitched ceiling and UPVC double glazed French doors opening directly onto the enclosed rear garden. To the first floor, the landing provides access to three well proportioned bedrooms and a contemporary three piece house bathroom. Bedroom two benefits from fitted wardrobes, and there is additional storage available off the landing. The second floor is dedicated to the impressive principal bedroom, which features its own en suite shower room. The landing also houses a useful boiler cupboard. Externally, the property enjoys an attractive lawned front garden and a side driveway provides off road parking for two vehicles. To the rear is a fully enclosed garden featuring a paved patio area, timber shed, and a well maintained lawn, all enclosed by panelled fencing for privacy.

The property is conveniently located close to local amenities and schools, with regular bus routes providing access to Wakefield city centre. Excellent motorway links via the M62 and M1 are also within easy reach, making this an ideal location for commuters.

An early viewing is highly recommended to fully appreciate the quality, space, and location this fantastic home has to offer.

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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall, spotlights and stairs to the first floor landing. Doors to the kitchen/diner, living room and the downstairs W.C..

### DOWNSTAIRS W.C.

3'4" x 6'5" [1.02m x 1.97m]

Frosted UPVC double glazed window to the front, spotlights, half tiled walls.

Comprising a two piece suite with a pedestal wash basin and mixer tap, low flush W.C..

### KITCHEN/DINER

8'4" x 19'2" [max] x 16'2" [min] [2.55m x 5.86m [max] x 4.94m [min]]

UPVC double glazed bay window to the front, spotlights. A range of wall and base high gloss units with laminate worktops and matching upstands, 1 1/2 stainless steel sink with swan neck mixer tap and instant hot water tap. Integrated appliances include a washing machine, full size Bosch dishwasher, oven and grill, Bosch microwave, and a 70/30 fridge freezer.

### LIVING ROOM

16'6" x 15'7" [5.03m x 4.76m]

UPVC double glazed window to the side, UPVC double glazed French doors to the rear, UPVC double glazed windows in the sloped ceiling, two central heating radiators.



### FIRST FLOOR LANDING

Central heating radiator, spotlights, stairs to the second floor landing. Doors to three bedrooms, the house bathroom and a storage cupboard.

### BEDROOM TWO

8'4" x 11'9" [2.55m x 3.59m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes to one wall.



### BEDROOM THREE

8'4" x 12'6" [2.55m x 3.82m]

UPVC double glazed window to the front, central heating radiator.



### BEDROOM FOUR

6'11" x 10'0" [max] x 8'2" [min] [2.13m x 3.05m [max] x 2.51m [min]]

UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM

6'2" x 6'11" [1.89m x 2.12m]

Frosted UPVC double glazed window to the front, extractor fan, chrome ladder style central heating radiator, spotlights, fully tiled walls and floor. Comprising a three piece suite including a tiled bath with mixer tap and shower attachment, low flush W.C., and a wall hung wash basin with mixer tap and high gloss vanity unit below.



### SECOND FLOOR LANDING

Central heating radiator, doors to bedroom one and the boiler cupboard.

### BEDROOM ONE

19'9" x 15'7" [max] x 12'3" [min] [6.02m x 4.77m [max] x 3.74m [min]]

UPVC double glazed window to the front, central heating radiator, loft access, over stairs bulkhead, door to the en suite shower room.



### EN SUITE SHOWER ROOM

11'4" x 7'5" [max] x 4'7" [min] [3.47m x 2.27m [max] x 1.42m [min]]

UPVC double glazed window to the rear, chrome heated towel rail, extractor fan,

spotlights, half tiling. Comprising a three piece suite with a low flush W.C., wash basin with mixer tap and a high gloss vanity unit below, and a shower cubicle with a glass sliding door and shower attachments.



### OUTSIDE

To the front of the property is a pleasant lawned garden with planted borders and a paved pathway leading to the front door. A tarmac driveway provides off road parking for two vehicles, along with an electric car charging point and a timber gate giving access to the enclosed rear garden. The rear garden features a paved patio area directly outside the French doors from the living room, an attractive lawn, timber shed. Timber fencing encloses the garden on all three sides, creating a fully secure and private outdoor space.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The windows and doors allow amazing light to come into the living room."

### 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.

### 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.