



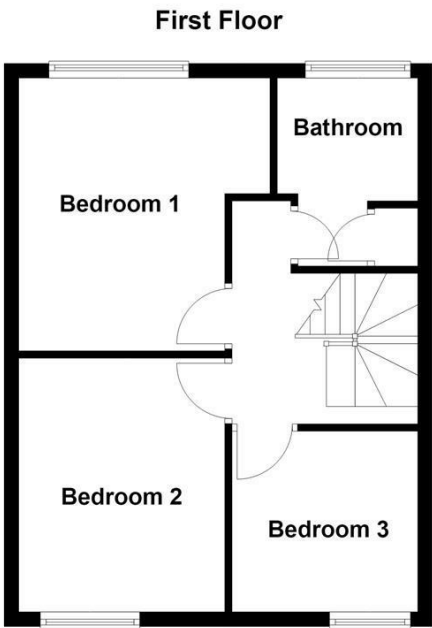
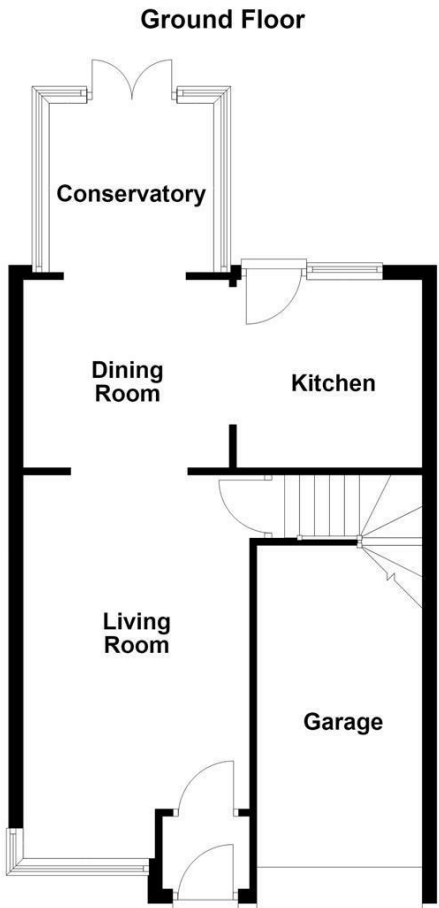
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

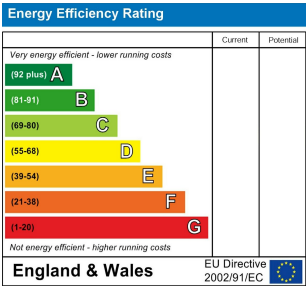


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



65 Forest Close, Wakefield, WF1 4TL

For Sale Freehold £285,000

Benefitting from gas fired central heating and double glazed windows, this attractively presented and deceptively spacious three bedroom family home offers well proportioned accommodation throughout. This home also benefits from a new roof [2025], new boiler [2025], new radiators downstairs [2025] and partial new double glazed windows.

The property is approached via a welcoming entrance porch, which leads into a generous living room featuring a square bay window to the front. An archway continues through to the separate dining room at the rear, while the kitchen is fitted to a good standard with a range of modern cream fronted units and integrated appliances. A conservatory completes the ground floor accommodation. To the first floor, there are two good sized double bedrooms, a further well proportioned single bedroom and a well appointed family bathroom. Externally, the property benefits from ample block paved driveway parking, which leads to an integral single garage. To the rear is a beautifully landscaped low maintenance garden, finished to an impressive standard with artificial lawn, paved patio seating areas, a large decked entertaining area with pergola, and a substantial insulated summer house with bi-folding doors, ideal for year round use.

This lovely family home is situated in a popular residential area, close to Pinderfields Hospital and within easy reach of a wide range of shops, schools and recreational facilities available in Wakefield city centre. Wakefield also benefits from its own mainline railway station, as well as excellent access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

3'3" x 3'3" [1.0m x 1.0m]

Composite front entrance door and inner door leading through to the living room.

LIVING ROOM

15'1" x 10'2" [4.6m x 3.1m]

Square bay window to the front, attractive Amtico flooring, contemporary style central heating radiator, archway through to the adjoining dining room and door providing access to the stairs.



DINING ROOM

9'6" x 8'6" [2.9m x 2.6m]

Contemporary style central heating radiator, attractive tiled flooring and archway through to the conservatory.

CONSERVATORY

7'6" x 7'2" [2.3m x 2.2m]

Double doors leading out to the rear garden, continuation of the tiled flooring and solid insulated roof.

KITCHEN

8'6" x 8'6" [2.6m x 2.6m]

Window and composite door to the rear garden. Fitted with a lovely range of cream fronted wall and base units with butcher block style laminate worktops incorporating a stainless steel sink unit. Four ring ceramic hob with glazed splashback and filter hood over, built in Bosch oven, integrated washing machine, integrated dishwasher and space for a tall fridge freezer.



FIRST FLOOR LANDING

Window to the side and loft access point.

BEDROOM ONE

12'5" x 9'6" [3.8m x 2.9m]

Window overlooking the rear garden, central heating radiator, wood effect laminate flooring and triple fronted fitted wardrobe.



BEDROOM TWO

11'5" x 9'6" [3.5m x 2.9m]

Window to the front and central heating radiator concealed within a cabinet.



BEDROOM THREE

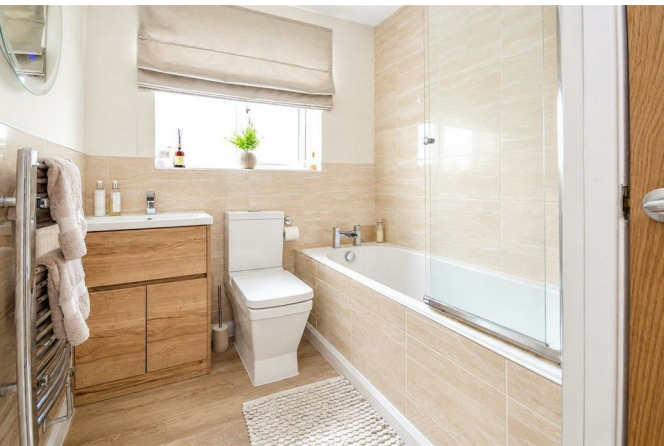
8'10" x 8'6" [2.7m x 2.6m]

Window to the front and central heating radiator.

BATHROOM

8'10" x 6'6" [max] [2.7m x 2.0m [max]]

Fitted with a quality three piece white and chrome suite comprising panelled bath with shower over and glazed screen, vanity wash basin with cupboard under and low suite W.C. Part tiled walls, frosted window to the rear, chrome ladder style heated towel rail and built in linen cupboard.



OUTSIDE

To the front, the property has a broad block paved driveway providing ample off street parking, also leading up to the integral single garage. To the side of the house, there is an enclosed utility area with two useful storage sheds and bin storage area. To the rear of the house is an attractive low maintenance garden with a tiled patio with two seating areas and a pathway leading up to a decked area with a gazebo and substantial insulated summer house.



SUMMER HOUSE

17'8" x 11'1" [max] [5.4m x 3.4m [max]]

Bi-folding doors and a window looking back towards the house, electric underfloor heating, kitchenette area with integrated fridge, fitted cupboards and laminate worktop with matching breakfast bar, as well as a relaxation area with provision for a wall mounted television. This room is ideal for a home office, gym or entertaining space.

COUNCIL TAX BAND

The council tax band for this property is C.

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.