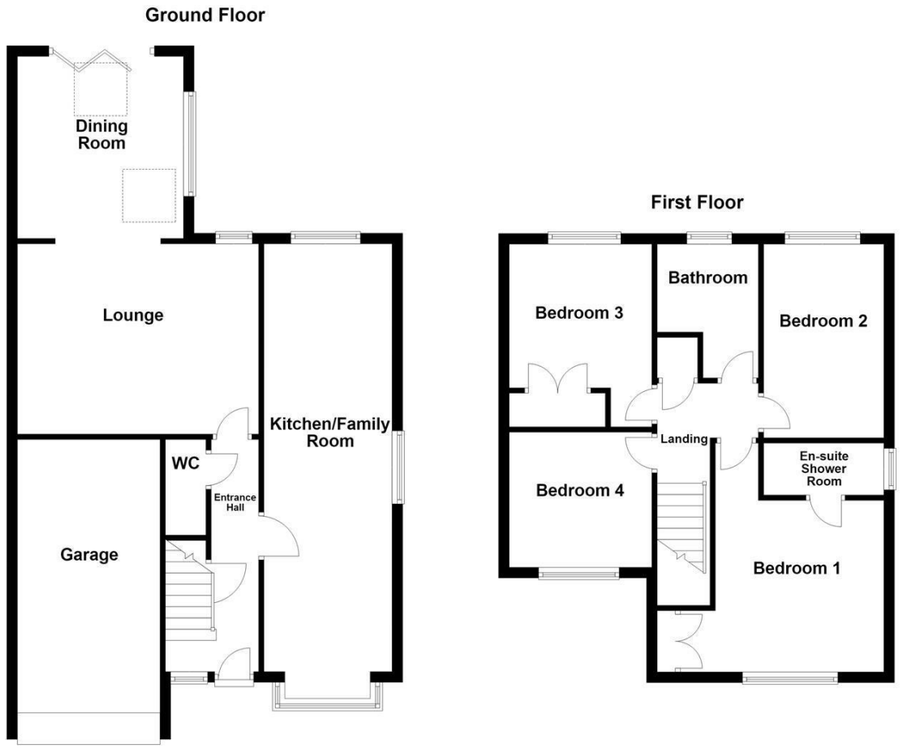
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





9 Umpire Close, Newton Hill, Wakefield, WF1 3QR

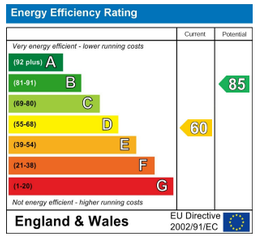
For Sale Freehold £415,000

Enjoying a pleasant cul de sac location is this superbly appointed and extended four bedroom detached family home. Offering spacious and well proportioned accommodation throughout, the property benefits from UPVC double glazing, gas central heating, generous reception space, ample off road parking and an integral garage, making it an ideal choice for the growing family.

The accommodation briefly comprises a welcoming entrance hall, downstairs WC, spacious living room and open to the dining room and an impressive open plan kitchen and family room, providing an excellent space for modern family living and entertaining. To the first floor, the landing provides access to four well proportioned bedrooms and the contemporary house bathroom. The principal bedroom further benefits from a modern en suite shower room. Externally, the property enjoys a low maintenance artificial lawned garden to the front, together with a tarmac driveway providing ample off road parking for several vehicles and leading to the garage. To the rear is an attractive artificial lawned garden with planted and shrub borders, incorporating feature stone paved patio areas ideal for outdoor dining and entertaining, together with useful garden sheds.

Situated within a popular modern development, the property is conveniently positioned for a range of local amenities including shops and schools, with regular bus services operating nearby. Excellent access to the motorway network and Wakefield Westgate railway station makes the property particularly convenient for those commuting further afield.

A fantastic family home offering generous and versatile accommodation, an early viewing is highly recommended to fully appreciate all that this impressive property has to offer.



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.

ACCOMMODATION

ENTRANCE HALL
Composite entrance door with UPVC double glazed side window leading into the entrance hallway. Karndean flooring, coving to the ceiling, recessed spotlights, staircase providing access to the first floor landing, central heating radiator and useful understairs storage. Doors provide access to the kitchen diner, lounge and downstairs W.C.

W.C.
Fitted with a low flush W.C. and wash basin with waterfall mixer tap. Fully tiled walls, Karndean flooring, chrome heated towel radiator and recessed LED spotlights.

LOUNGE/DINING ROOM
12'1" x 10'8" (3.70m x 3.27m)
Parquet flooring, central heating radiator, UPVC double glazed window to the side, UPVC double glazed bi-folding doors opening onto the rear garden and timber framed double glazed Velux style windows to the rear and side. Recessed LED spotlights to the ceiling. Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear elevation.





KITCHEN/FAMILY ROOM
28'10" x 7'11" (8.80m x 2.42m)
Impressive contemporary kitchen fitted with a range of gloss grey soft-close wall and base units with Corian work surfaces over, incorporating a sink and drainer. Integrated Neff oven and grill, warming drawer, integrated fridge and freezer, integrated washing machine, five ring gas hob with contemporary extractor above and integrated Whirlpool combination microwave. Tiled splashbacks, UPVC double glazed windows to the rear and side, recessed spotlights, coving to the ceiling, Karndean flooring, two central heating radiators and space for an American style fridge freezer.

FIRST FLOOR LANDING
Loft access, coving to the ceiling, recessed spotlights, airing cupboard and doors providing access to four bedrooms and the house bathroom. The loft is boarded and has lighting.

BEDROOM ONE
10'6" x 12'2" (3.22m x 3.71m)
Fitted wardrobes to one wall, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.

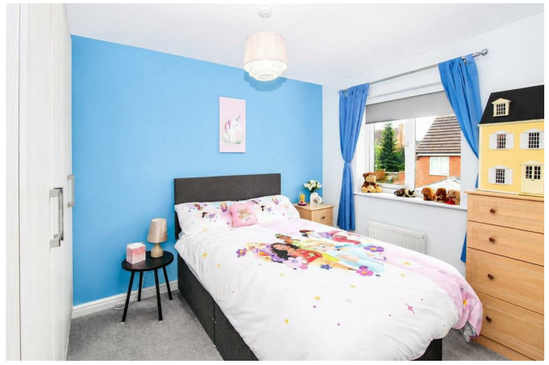


EN SUITE SHOWER ROOM/W.C.
7'8" x 3'1" (2.34m x 0.94m)
Fitted with a low flush W.C., wash basin set within a vanity unit with drawers below and shower cubicle with mixer shower and separate shower attachment. Fully tiled walls and floor, frosted UPVC double glazed window to the side, recessed spotlights, heated towel radiator and illuminated vanity mirror.

BEDROOM TWO
12'2" x 7'8" (3.73m x 2.35m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

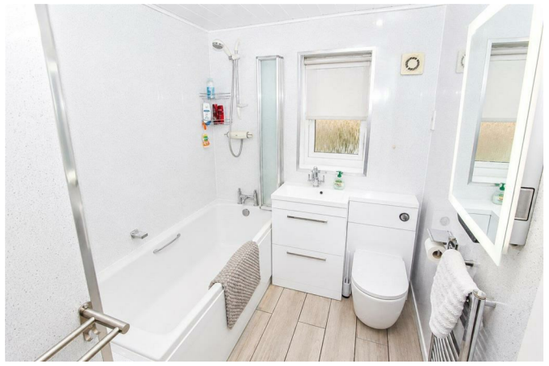


BEDROOM THREE
8'11" x 11'4" (2.74m x 3.46m)
Fitted wardrobes to one wall, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM FOUR
8'11" x 8'4" (2.74m x 2.56m)
Central heating radiator and UPVC double glazed window overlooking the front elevation.

BATHROOM/W.C.
8'1" x 6'3" (2.47m x 1.91m)
Fitted with a modern suite comprising low flush W.C. with concealed cistern, wash basin set within a vanity unit with drawers below and panelled bath with mixer shower over. Recessed spotlights, chrome heated towel radiator, frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front of the property is a tarmac driveway providing off road parking for two vehicles and leading to the garage, together with an attractive low maintenance artificial lawned garden. To the rear is an attractive artificial lawned garden with planted and shrub borders, incorporating feature stone paved patio areas ideal for outdoor dining and entertaining, together with useful garden sheds.



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.