

**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

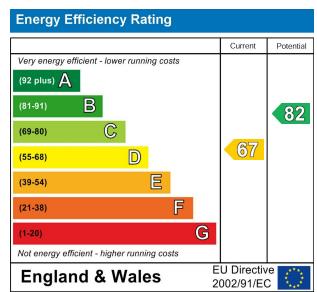
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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.



## 12 Willow Park, Wakefield, WF1 2JP

**For Sale Freehold £360,000**

Nestled within a cul-de-sac, in the sought after Newton Hill area of Wakefield is this deceptively spacious, four bedroom detached family home. Offering well proportioned accommodation—including, multiple reception spaces, and front and rear gardens—this extended property is certainly one not to be missed.

The ground floor comprises an entrance hall with stairs rising to the first floor and doors leading to the family room, the living room and the open-plan kitchen diner. The kitchen diner, in turn, provides access to the living room and the utility room, with both the utility and the kitchen offering direct access to the rear garden. To the first floor, a spacious landing provides loft access and doors to all four bedrooms and the house bathroom. Bedroom One features a vaulted ceiling and benefits from its own en-suite shower room. Externally, the front garden is laid to lawn with mature shrubs and trees, and a tarmac driveway offers off-street parking for two vehicles leading to the front entrance. The rear garden is predominantly laid to lawn and includes a decked seating area, ideal for outdoor dining and entertaining, as well as space for a garden shed and a timber built cabin equipped with power and lighting. The garden is fully enclosed with timber fencing, making it perfect for families with children or pets.

Newton Hill is an excellent location for a growing family, with a range of shops, amenities, bars, and reputable schools all within walking distance. Further facilities can be found in Wakefield city centre and the Snow Hill Retail Park. Local bus routes run conveniently close to the property, and Wakefield benefits from two train stations offering direct links to major cities including Leeds, Manchester, and London. Both the M1 and M62 motorways are also within easy reach for those commuting further afield.

A full internal inspection is essential to fully appreciate the space, quality, and potential of this fantastic home. Early viewing is highly recommended to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted glass pane into the entrance hall, central heating radiator, stairs to the first floor landing. Doors to the family room, kitchen diner and the living room.

### LIVING ROOM

12'2" x 11'11" [max] x 11'1" [min] [3.72m x 3.65m [max] x 3.4m [min]]  
UPVC double glazed window to the front, central heating radiator, multi-fuel burning stove with stone hearth and wooden mantle.



### FAMILY ROOM

8'0" x 16'4" [2.45m x 5.0m]  
Two UPVC double glazed windows to the front and side, central heating radiator.

### KITCHEN/DINER

10'8" x 18'2" [3.27m x 5.55m]  
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, openings to the utility room and the living room.



central heating radiator. A range of modern fitted wall and base units with laminate work surfaces over, composite 1 1/2 sink and drainer with mixer tap, four ring gas hob with steel extractor hood above, integrated double oven and integrated slimline dishwasher.

### UTILITY ROOM

9'0" x 7'7" [2.75m x 2.33m]  
UPVC double glazed window to the rear, composite side door with frosted glass pane, column central heating radiator. Modern base units with laminate work surfaces, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR LANDING

Doors to four bedrooms and the house bathroom.

### BEDROOM ONE

18'3" x 7'6" [5.58m x 2.3m]  
UPVC double glazed window to the front, Velux skylight, spotlights, sliding door to the en suite shower room.

### EN SUITE SHOWER ROOM

7'8" x 3'11" [2.34m x 1.2m]  
Frosted UPVC double glazed window to the rear, chrome radiator, extractor fan. Low flush W.C., wash basin built into a storage unit with mixer tap and tiled splashback, shower cubicle with electric shower attachment and glass shower screen.



### BEDROOM TWO

11'11" x 12'1" [max] x 11'1" [min] [3.65m x 3.7m [max] x 3.38m [min]]  
UPVC double glazed windows to the front, central heating radiator, fitted wardrobes with sliding mirrored doors.



### BEDROOM THREE

9'0" x 12'1" [max] x 11'5" [min] [2.75m x 3.7m [max] x 3.5m [min]]  
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding mirrored doors.

### BEDROOM FOUR

9'7" x 8'0" [max] x 5'10" [min] [2.93m x 2.46m [max] x 1.8m [min]]  
UPVC double glazed window to the front, central heating radiator, bulkhead.

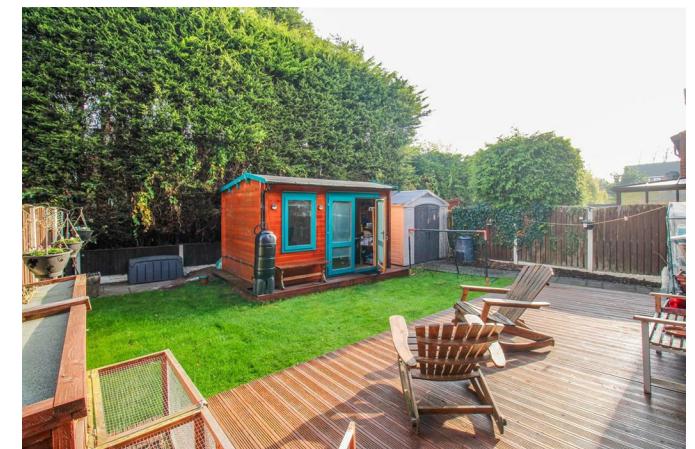
### BATHROOM

6'2" x 5'8" [1.9m x 1.75m]  
Frosted UPVC double glazed window to the rear, chrome heated towel radiator, spotlights, full tiling. Low flush W.C., vanity wash basin with mixer tap and storage, panelled bath with mixer tap, mains fed overhead shower with handheld attachment and glass shower screen.



### OUTSIDE

To the front of the property, the garden is mainly laid to lawn and features a mature tree and shrubs, creating a welcoming first impression. A tarmac driveway provides off road parking for two vehicles and leads directly to the front door. The rear garden is also predominantly laid to lawn and includes a generous decked patio area, perfect for outdoor dining and entertaining. There is ample space for multiple outbuildings, including a summer house and shed. The garden is fully enclosed with fencing, making it ideal for both pets and children.



### CABIN

11'7" x 8'7" [3.55m x 2.62]  
Timber built cabin with power and light within, double doors for access, timber framed double glazed window to the front. This is currently used as a double office space.

### Non standard construction

This property is non-standard [timber framed] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### 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.