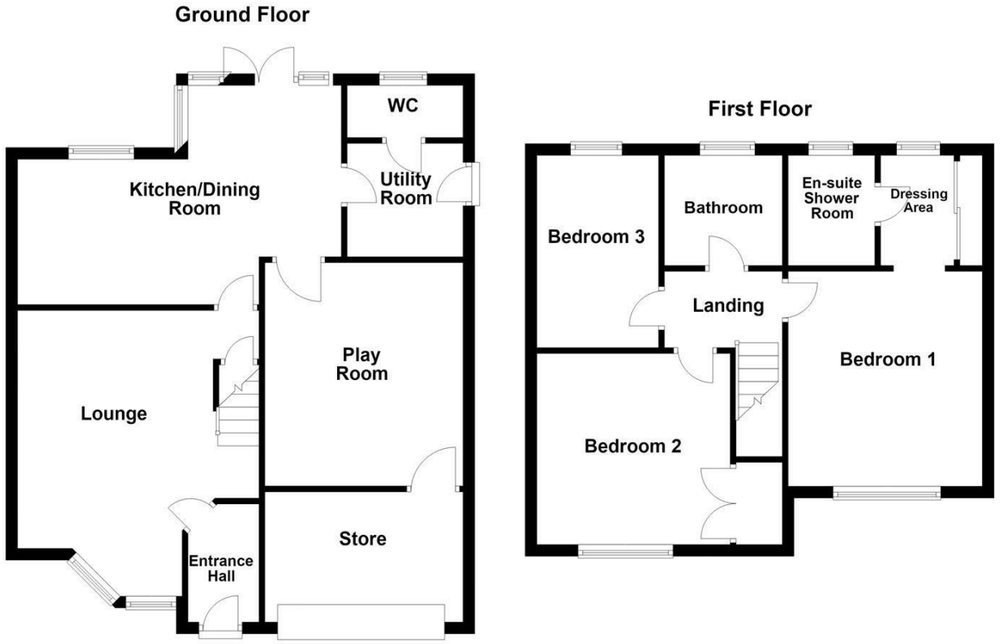
Richard Kendall Estate Agent

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40 Johnson Road, Wakefield, WF2 9BU

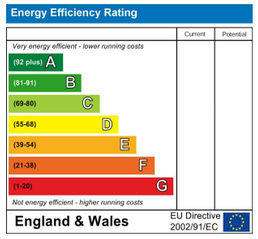
For Sale Freehold £345,000

A well maintained and attractively presented three bedroom detached family home, offering two separate reception rooms together with a well proportioned dining kitchen and excellent additional living space.

Benefitting from gas fired central heating and sealed unit double glazed windows, the property is approached via a welcoming entrance hall leading into the well proportioned living room with bay window to the front. Spanning the rear of the property is the kitchen and dining area, with the kitchen fitted with an attractive range of modern cream fronted units and integrated appliances. The adjoining dining room features French doors opening onto the patio and rear garden. A useful utility room provides further fitted storage and side access, together with access to the downstairs W.C. There is also a separate additional reception room currently utilised as a playroom, complete with feature bar and access into a useful front store. To the first floor, the principal bedroom benefits from an adjoining dressing room and en suite shower room. Two further bedrooms are served by the well appointed family bathroom. Externally, the property benefits from driveway parking and a neat lawned front garden with mature boundary hedge. To the rear is a particularly generous garden with a paved patio seating area leading onto an expansive lawn.

The property is situated within this sought after and well regarded residential development on the fringe of Wakefield city centre, within easy reach of a good range of local shops, schools and recreational facilities. A broader selection of amenities can be found within Wakefield city centre, which also benefits from mainline railway connections and convenient access to the national motorway network.

Only a full internal inspection will truly reveal the space and versatility this appealing family home has to offer. An early viewing is highly recommended.



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
5'6" x 4'7" (1.70m x 1.40m)
Composite front entrance door leading into the entrance hall. Central heating radiator and inner door providing access into the living room.

LIVING ROOM
13'9" x 13'5" (4.20m x 4.10m)
Bay window overlooking the front elevation. Two central heating radiators, wood effect laminate flooring and staircase providing access to the first floor. Useful understairs storage cupboard.



KITCHEN
8'2" x 7'10" (2.50m x 2.40m)
Fitted with an attractive range of cream fronted wall and base units with wood effect laminate work surfaces over. Ceramic sink unit, four ring stainless steel gas hob with matching stainless steel splashback and extractor hood above, built-in oven, integrated fridge and freezer and integrated dishwasher. Feature archway providing access into the adjoining dining room.

DINING ROOM
9'10" x 8'10" (3.00m x 2.70m)
Double glazed French doors opening directly onto the rear garden. Double central heating radiator. Connecting doors provide access into the playroom and utility room.



PLAYROOM
12'5" x 10'2" (3.80m x 3.10m)
A useful additional reception room with double central heating radiator and feature bar. Locking door providing access through into the store room to the front.



UTILITY ROOM
6'6" x 6'2" (2.00m x 1.90m)
Composite external door providing access to the side. Additional range of cream fronted units with matching laminate work surface. Matching cupboard housing the Ideal gas fired central heating boiler. Integrated washing machine.

DOWNSTAIRS W.C.
6'6" x 2'11" (2.00m x 0.90m)
Frosted window overlooking the rear elevation. Fitted with a two piece white and chrome cloakroom suite comprising pedestal wash basin and low flush W.C. Part tiled walls and central heating radiator.

FIRST FLOOR LANDING
Loft access and central heating radiator. Doors provide access to three bedrooms and the family bathroom.

BEDROOM ONE
12'1" x 10'5" (3.70m x 3.20m)
Window overlooking the front elevation. Central heating radiator and feature panelled wall. Archway providing access into the adjoining dressing room.



DRESSING ROOM
6'10" x 5'6" (2.10m x 1.70m)
Window overlooking the rear elevation and central heating radiator. Fitted with a good range of wardrobes together with a matching dressing table.

SUITE SHOWER ROOM
6'10" x 4'7" (2.10m x 1.40m)
Frosted window overlooking the rear elevation. Part tiled and part panelled walls. Fitted with a three piece suite comprising wide shower enclosure with Mira electric shower and glazed screen, pedestal wash basin and low flush W.C. Central heating radiator, electric shaver socket and extractor fan.

BEDROOM TWO
11'5" x 10'2" (3.50m x 3.10m)
Window overlooking the front elevation and central heating radiator. Deep double fronted overstairs storage cupboard.



BEDROOM THREE
10'5" x 6'10" (3.20m x 2.10m)
Window overlooking the rear garden. Central heating radiator and feature panelled wall.



FAMILY BATHROOM
6'6" x 6'2" (2.00m x 1.90m)
Frosted window overlooking the rear elevation. Part tiled walls and fitted with a three piece suite comprising panelled bath with shower over and folding glazed shower screen, pedestal wash basin and low flush W.C. Central heating radiator and extractor fan.

OUTSIDE
To the front is a driveway providing off road parking together with a neat lawned garden and mature boundary hedge. To the rear is a substantially larger garden with a paved patio seating area leading onto an expansive lawn.



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.

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.