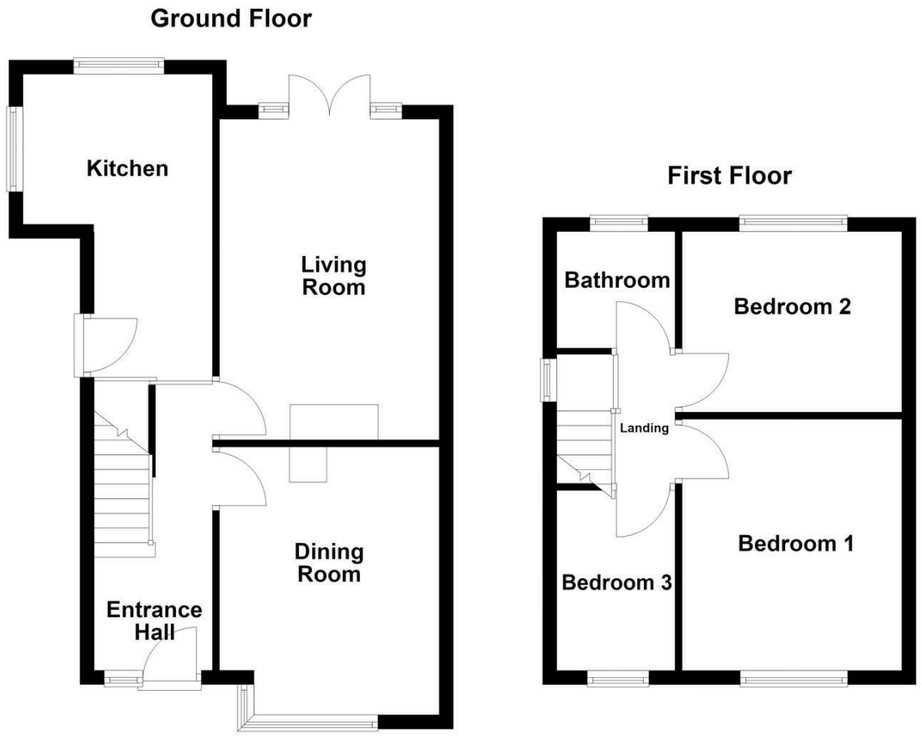
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





22 Whitehall Crescent, Wakefield, WF1 2AF

For Sale Freehold £295,000

Offered to the market with no onward chain is this superbly presented and extended three bedroom semi detached home, offering well proportioned accommodation throughout together with ample off road parking and a good sized south facing enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading into the dining room, living room and kitchen. The living room opens directly onto the rear garden, while the kitchen benefits from useful understairs storage and side access. To the first floor are three bedrooms and the house bathroom, with loft access available from the landing. Externally, to the front is a low maintenance pebbled garden with mature planting and a driveway providing off road parking for three vehicles, leading to both the front and side entrances as well as the detached garage. To the rear is a good sized, south facing enclosed lawned garden with mature trees, shrubs and flowers together with a paved patio area, ideal for outdoor dining and entertaining.

The property is well placed for a range of buyers including first time buyers, professional couples and growing families. Local shops, schools and amenities are all within easy reach, with further facilities available in Wakefield city centre and at Snowhill Retail Park. Regular bus services operate nearby, while Wakefield benefits from two railway stations providing wider links including Leeds, Manchester and London. The M1 motorway network is also within convenient reach for those travelling further afield.

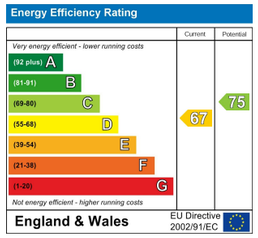
Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended to avoid disappointment.

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

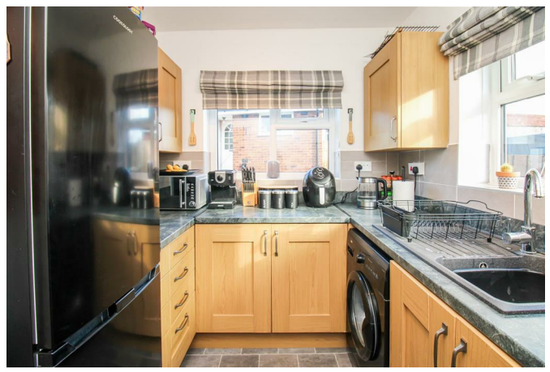
ENTRANCE HALL
13'3" x 5'6" (4.05m x 1.68m)
Composite front entrance door with frosted glazed panel leading into the entrance hall. Frosted UPVC double glazed window overlooking the front elevation, central heating radiator and staircase providing access to the first floor landing. Doors provide access to the dining room, living room and kitchen. Useful fitted overhead storage cupboard.

DINING ROOM
12'4" x 10'4" (3.78m x 3.17m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling and central heating radiator.



LIVING ROOM
14'11" x 10'4" (4.55m x 3.17m)
UPVC double glazed French doors opening onto the rear garden. Coving to the ceiling and central heating radiator. Feature electric fireplace with hearth and exposed brick surround.

KITCHEN
15'2" x 8'8" max (4.63m x 2.66m max)
Frosted UPVC double glazed side entrance door. Two UPVC double glazed windows overlooking the side and rear elevations. Central heating radiator and access to a useful understairs storage cupboard. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Space for a freestanding cooker, space for a fridge freezer and space and plumbing for a washing machine. Stainless steel extractor hood.



FIRST FLOOR LANDING
6'7" x 6'1" (2.01m x 1.87m)
Frosted UPVC double glazed window overlooking the side elevation. Loft access. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
11'10" x 10'0" (3.62m x 3.06m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling and central heating radiator.



BEDROOM TWO
10'0" x 8'5" (3.06m x 2.57m)
UPVC double glazed window overlooking the rear elevation. Coving to the ceiling and central heating radiator.



BEDROOM THREE
8'5" x 6'2" (2.58m x 1.90m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and bulkhead.



HOUSE BATHROOM
5'11" x 5'4" (1.82m x 1.65m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap and separate mains fed shower over bath. Fully tiled walls and central heating radiator.



OUTSIDE
To the front is a low maintenance pebbled garden with mature shrubbery forming an attractive border. A concrete and paved driveway provides off road parking for three vehicles and leads to the front entrance, side entrance and detached garage. To the rear is an attractive, south facing lawned garden incorporating mature trees, shrubs and flowers together with pebbled and planted features and offers a good level of privacy. A paved patio area provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed by hedging and timber fencing, making it suitable for both children and pets. The rear also offeres an outside cold water tap.



DETACHED GARAGE
Single detached garage with up and over door. The garage has internal light and power.

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.

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.