Richard Kendall
Estate Agent

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26 Johnson Road, Wakefield, WF2 9BU

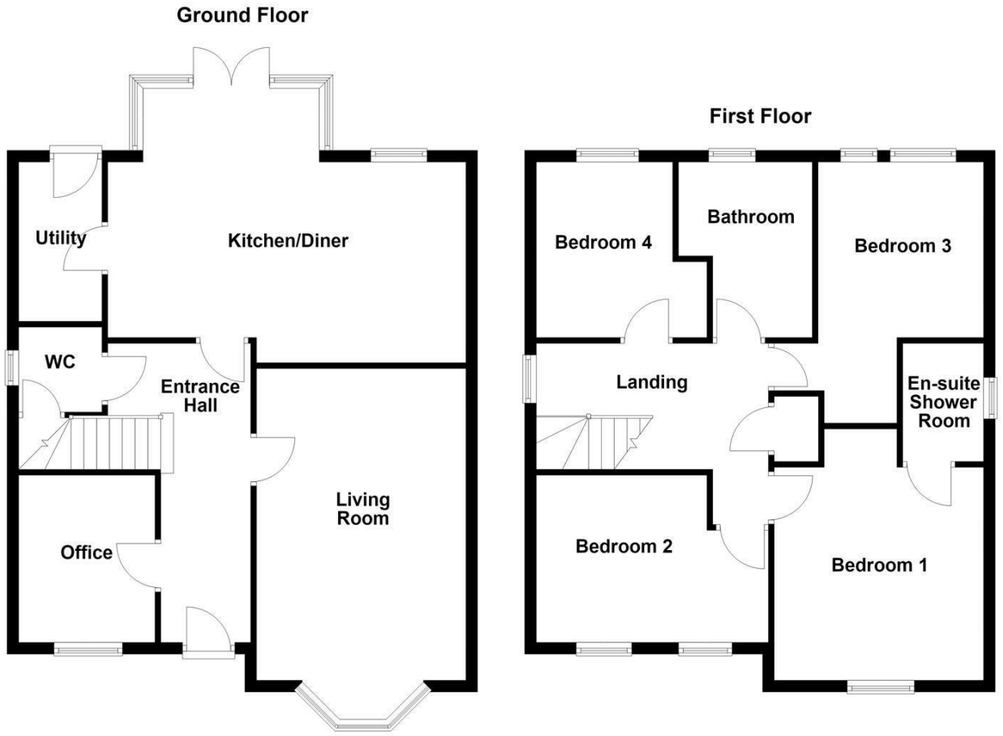
For Sale Freehold Offers In The Region Of £375,000

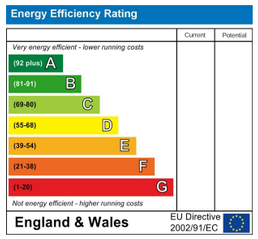
Nestled within this sought after modern development between Wakefield and Ossett is this superbly presented four bedroom detached family home, offering well proportioned accommodation throughout along with generous reception space, a useful home office and separate utility room.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors providing access to the living room, kitchen diner, downstairs W.C. and office. The downstairs W.C. also provides access to useful understairs storage, while the kitchen diner opens onto the rear garden and leads through to the separate utility room. To the first floor are four well proportioned bedrooms and the house bathroom. The principal bedroom benefits from fitted wardrobes and its own en suite shower room, while bedrooms three and four also feature fitted storage. The landing provides loft access and a useful cupboard housing the hot water cylinder. Externally, to the front is a lawned garden with mature planting and a paved pathway leading to the entrance door. A tarmacadam driveway provides off road parking and leads to the detached garage, with an electric vehicle charging point also provided. The rear garden is a good size, with a lawn, mature tree and paved patio area ideal for outdoor dining and entertaining. The garden is enclosed by walling and timber fencing, making it particularly suitable for both children and pets.

The property is ideally placed for a range of local amenities and schools, with Wakefield city centre and Ossett both within easy reach. Regular bus services operate nearby, while Wakefield provides rail connections towards Leeds, Manchester and London. The M1 motorway network is also readily accessible for those travelling further afield.

Only a full internal inspection will truly reveal everything this impressive 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
16'9" x 8'2" (5.12 x 2.50)
Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing. Doors provide access to the downstairs W.C., office, living room and kitchen diner.

OFFICE
9'5" x 7'8" (2.88m x 2.35m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

DOWNSTAIRS W.C.
4'10" x 4'7" (1.48m x 1.40m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Frosted UPVC double glazed window overlooking the side elevation, central heating radiator, spotlights to the ceiling and access to useful understairs storage.

LIVING ROOM
18'11" x 12'2" (5.78 x 3.72)
UPVC double glazed bay window overlooking the front elevation and two central heating radiators.

KITCHEN DINER
20'2" x 14'1" (6.17 x 4.30)
A spacious kitchen diner with UPVC double glazed window overlooking the rear elevation and a rear porch style extension with UPVC double glazed windows and French doors opening onto the garden. Fitted with a modern range of Shaker style wall and base units with marble work surfaces over, incorporating an inset one and a half bowl stainless steel sink with mixer tap and drainer grooves set into the work surface. Six ring gas hob with partial glazed splashback and stainless steel extractor hood above, integrated double oven, integrated dishwasher and integrated fridge freezer. Downlighting, spotlights to the ceiling, central heating radiator and kickboard heating. Door providing access into the utility room.

UTILITY ROOM
8'4" x 5'2" (2.55m x 1.60m)
Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and tumble dryer. Composite rear entrance door with glazed panel, central heating radiator and extractor fan. The Ideal boiler is also housed within the utility room.

FIRST FLOOR LANDING
12'11" x 10'7" (3.95 x 3.23)
UPVC double glazed window overlooking the side elevation, central heating radiator and loft access. Useful storage cupboard housing the hot water cylinder. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
12'9" x 12'1" (3.90 x 3.70)
UPVC double glazed window overlooking the front elevation and central heating radiator. Two sets of fitted wardrobes with partially mirrored doors and access to the en suite shower room.

EN SUITE SHOWER ROOM
7'1" x 4'5" (2.17m x 1.37m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and shaver point, and shower enclosure with mains fed shower, overhead shower head and glazed screen. Part tiled walls, chrome ladder style heated towel radiator, spotlights to the ceiling and extractor fan

BEDROOM TWO
13'4" x 9'6" (4.07 x 2.90)
Two UPVC double glazed windows overlooking the front elevation and central heating radiator.

BEDROOM THREE
12'7" x 10'3" (3.85 x 3.13)
Two UPVC double glazed windows overlooking the rear elevation, central heating radiator and a range of fitted wardrobes.

BEDROOM FOUR
10'2" x 7'4" (3.11m x 2.26m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobes.

HOUSE BATHROOM
8'11" x 7'5" (2.73 x 2.27)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a four piece suite comprising low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap and separate shower enclosure with mains fed shower and glazed screen. Part tiled walls, chrome ladder style heated towel radiator, spotlights to the ceiling and extractor fan.

OUTSIDE
To the front is a lawned garden with mature shrubbery and a paved pathway leading to the entrance door. A tarmacadam driveway provides off road parking and leads to the detached garage. An electric vehicle charging point is also provided. To the rear is a good sized enclosed garden with a lawn, mature tree and paved patio area, providing an ideal space for outdoor dining and entertaining. The garden is enclosed by a combination of walling and timber fencing, making it suitable for both children and pets.

DETACHED GARAGE
Single detached garage with up and over door, power and lighting.

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.