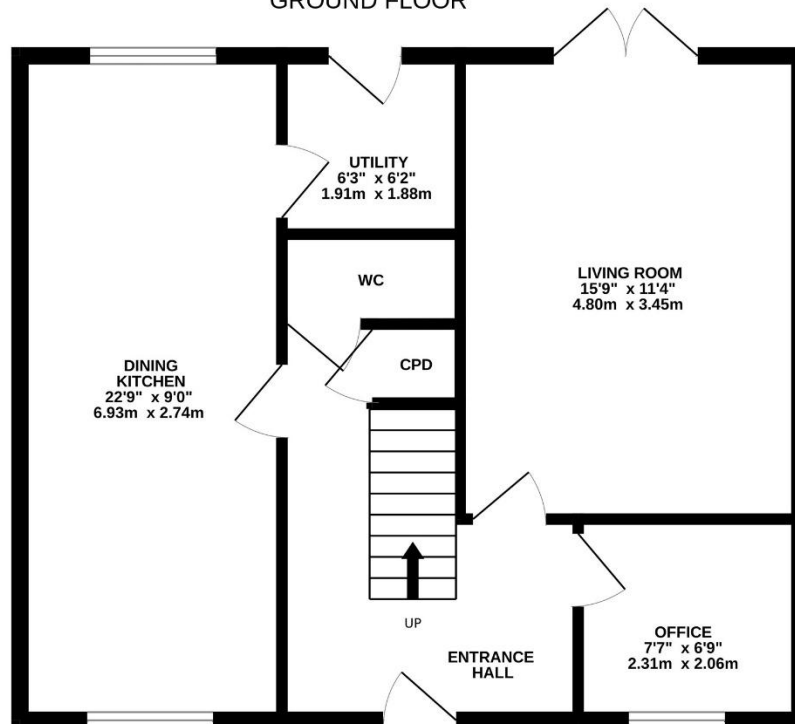


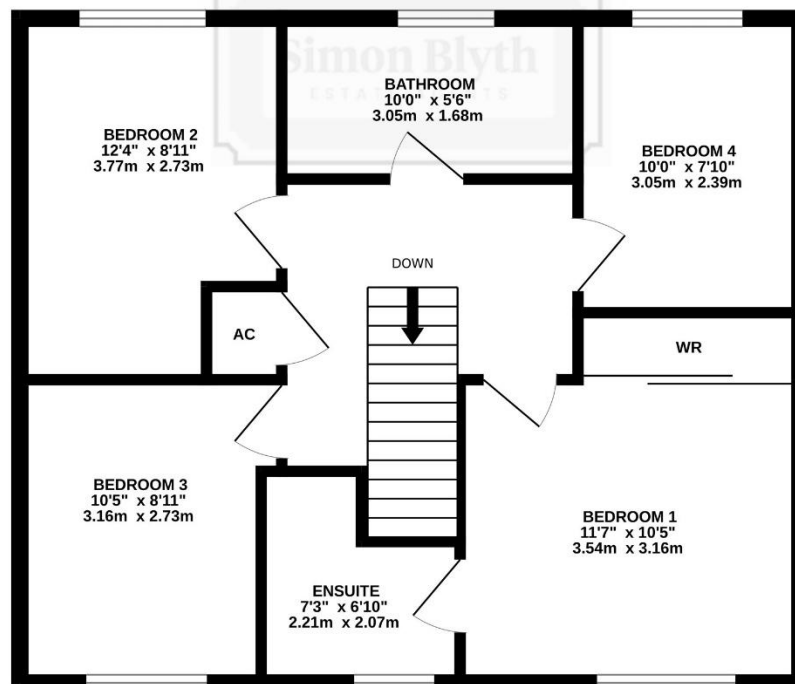


17 PINDERHILL AVENUE, WAKEFIELD, WF1 4FG

GROUND FLOOR



1ST FLOOR



PINDERHILL AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

THIS DELIGHTFUL FOUR BED DETACHED HOME IS BEING BROUGHT TO THE MARKET AND IS LOCATED ON THE EDGE OF A QUIET RESIDENTIAL AREA AND IS JUST A SHORT DISTANCE FROM LOCAL AMENITIES, PINDERFIELDS HOSPITAL AND THE M1 COMMUTER LINKS. THE PROPERTY HAS BRAND NEW LVT FLOORING TO THE WHOLE OF THE GROUND FLOOR AND HAS A SUPERB PRIVATE GARDEN TO THE REAR COMPRISING OF LAWN AND A DECKED AREA. THE HOME BENEFITS FROM OFF STREET PARKING FOR MULTIPLE VEHICLES, A DETACHED GARAGE AND IS A MUST SEE FOR ALL PARTIES.

The property's accommodation briefly comprises of entrance hall, cloaks cupboard, impressive dining kitchen, spacious living room, an office, a utility, downstairs W.C., four double bedrooms, one benefitting from an en-suite and the house bathroom. Externally to the rear there is a spacious patio area, lawn, and a pedestrian access gate leading to the property driveway and detached garage.

Offers Around £400,000

GROUND FLOOR

ENTRANCE PORCH

Entrance is gained via a composite door with glazed panels into the entrance hall. There is a ceiling light, LVT flooring which is throughout the whole ground floor of the property, a central heating radiator, an understairs storage cupboard and doors lead to the dining kitchen, living room, downstairs W.C. and the home office.



LIVING ROOM

Measurements - 15'9" max x 11'4" (4.80m max x 3.45m)

As the photography suggests, the living room is a generously proportioned room with two ceiling light points, two central heating radiators and double-glazed patio doors lead to the rear of the property.



HOME OFFICE

Measurements - 7'7"
max x 6'9" (2.31m
max x 2.06m)

This generous office space could also be utilised as a downstairs bedroom. There is a central ceiling light point, a radiator and double-glazed windows to the front of the property.



DINING KITCHEN

Measurements - 22'9" max x 9'0" (6.93m max x 2.74m)

The dining kitchen has a range of wall and base units with cream coloured shaker style cupboard fronts with a wood effect work surface over which continues to the splash areas. There is an integrated Samsung oven, a built in Zanussi four ring gas stove and further integrated appliances such as dishwasher and fridge freezer. Additionally, the kitchen features a premium integrated water purification unit, delivering instant boiling and chilled filtered water. There is a one and a half bowl stainless steel sink unit with mixer tap hose above, a ceiling light point, inset spotlights to the ceiling, two radiators and double-glazed windows to both the rear and front of the property.





UTILITY

Measurements - 6'3" max x 6'2" (1.91m max x 1.88m)

A doorway from the dining kitchen leads into the utility room. This room is a lovely addition to the home with wall and base units and worktops above. There is plumbing for a washing machine, space for a tumble dryer and a single bowl stainless sink unit with mixer tap over. The wall unit contains the house boiler. There is a central ceiling light point, an extractor fan, a radiator and a composite door with obscure glazed insets to the rear of the property.



DOWNSTAIRS W.C.

The downstairs W.C. comprises of a two-piece suite in white comprising of a low-level W.C., a pedestal wash hand basin with stainless steel mixer tap over and tiled splash back. There is a ceiling light point, an extractor fan and a radiator.



FIRST FLOOR LANDING

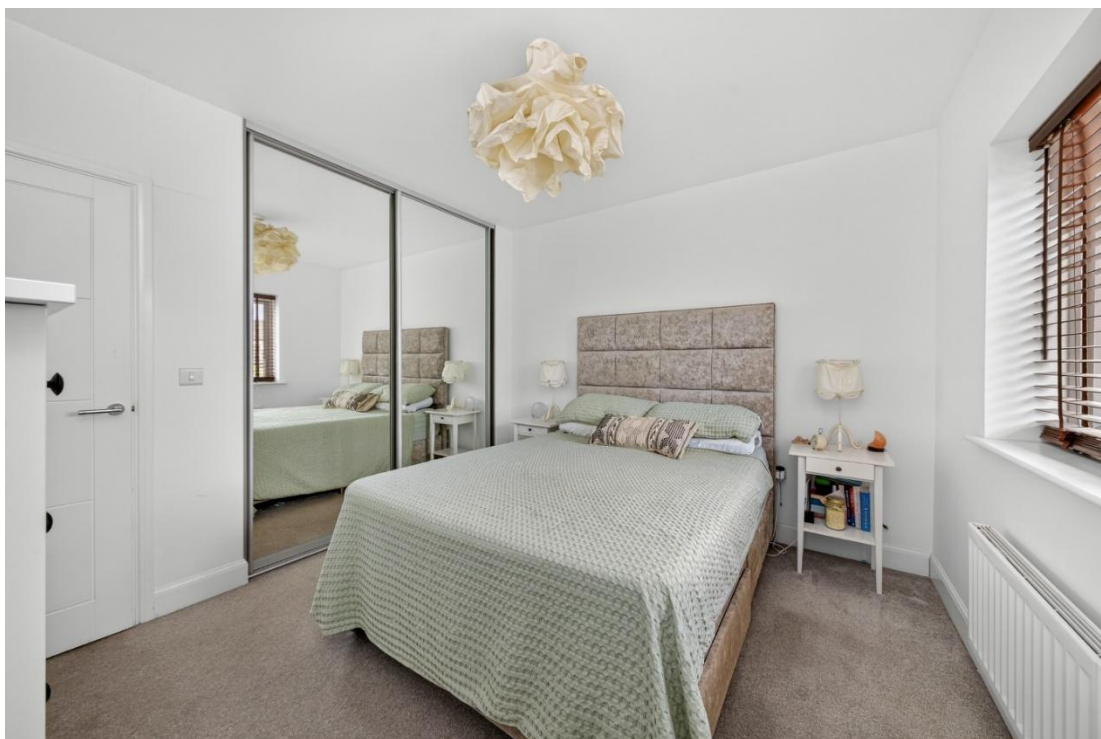
A staircase rises from the entrance hall to the first-floor landing with loft access, two ceiling light points, an airing cupboard and a central heating radiator.



BEDROOM ONE

Measurements -
11'7" max x 10'5"
(3.54m max x
3.16m)

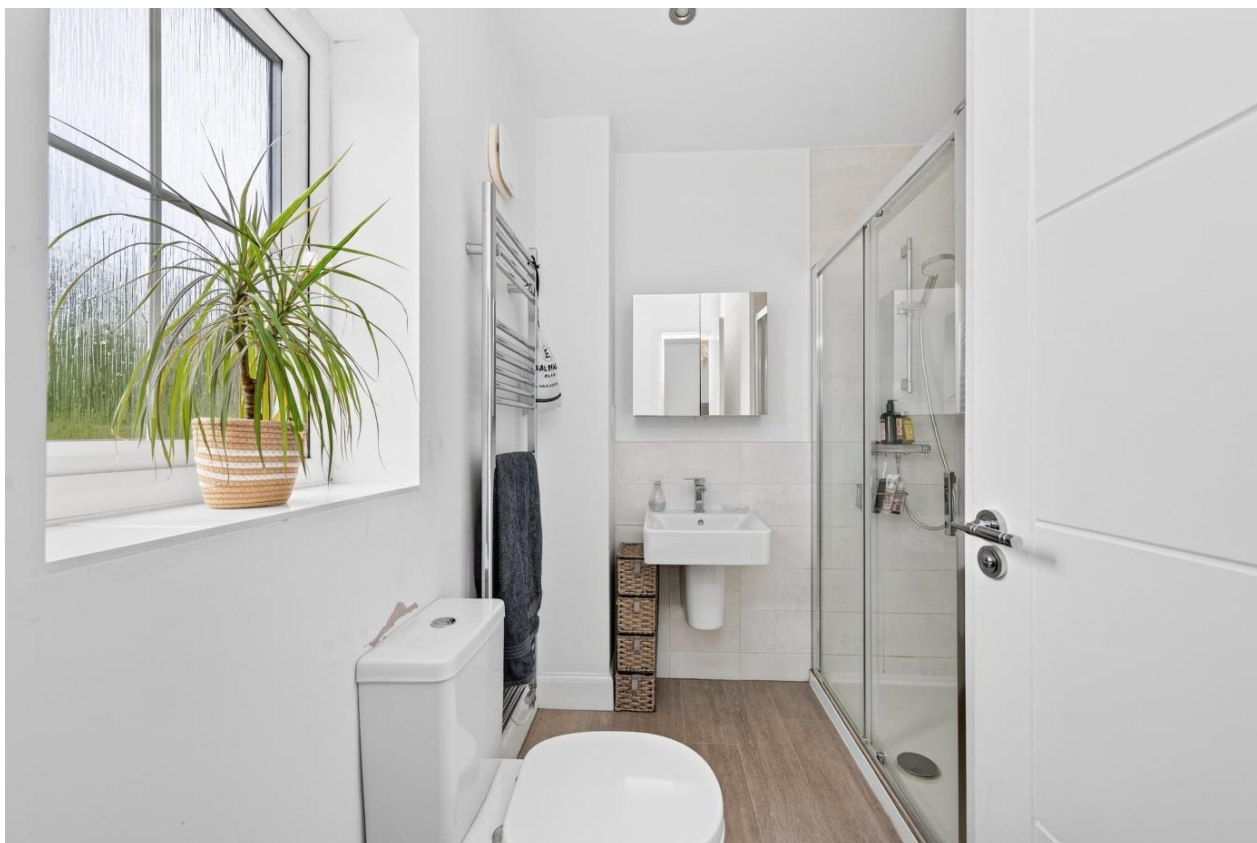
Bedroom one is a double bedroom with a central ceiling light, a central heating radiator, built in wardrobes with shelving and rails in situ, a double-glazed window to the front of the property and the room benefits from an en-suite.



EN-SUITE

Measurements - 7'3" max x 6'10" (2.21m max x 2.07m)

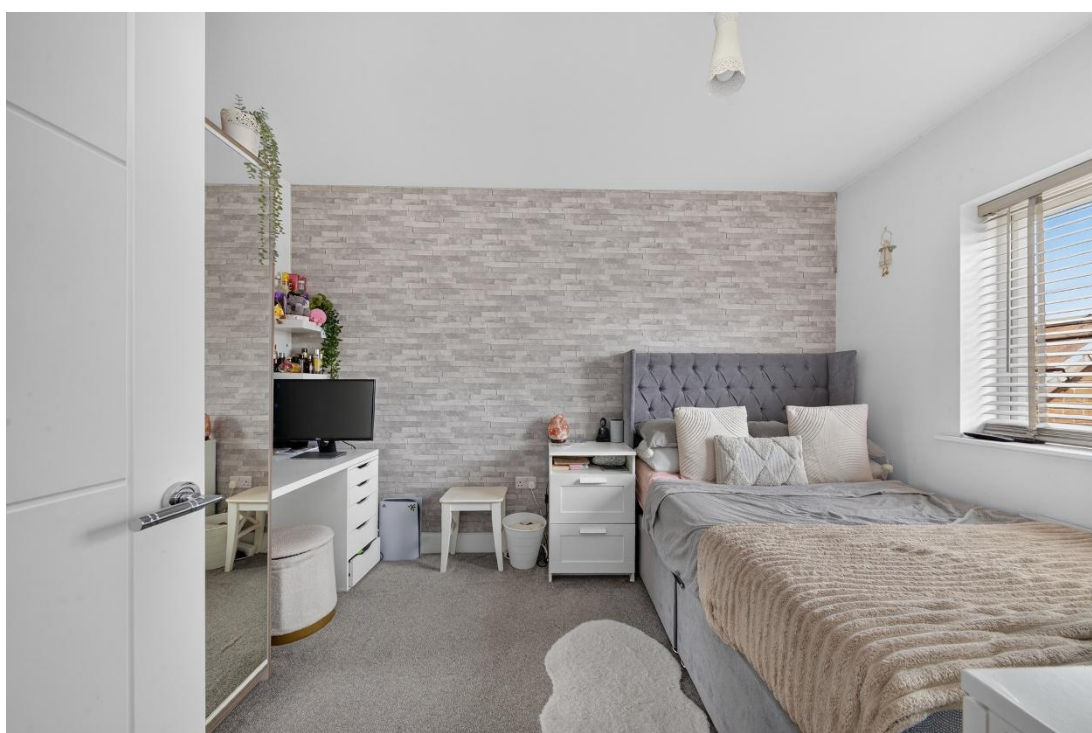
Bedroom one en-suite comprises of a modern three-piece suite in white. It features a low-level W.C., a wall mounted wash hand basin with a stainless-steel mixer tap over and a shower cubicle with separate hand held attachment above. There is inset spotlights to the ceiling, a chrome ladder style radiator and a double glazed window with glazed inserts.



BEDROOM TWO

Measurements -
12'4" max x 8'11"
(3.77m max x 2.73m)

As the photography suggests bedroom two is a light and airy double bedroom. It is carpeted throughout it has a central heating radiator. There is a UPVC double glazed window to the rear elevation.



BEDROOM THREE

Measurements - 10'5" max x 8'11" (3.16m max x 2.73m)

Bedroom three is positioned to the front of the property and is a generously sized bedroom with a central ceiling light point, a radiator and double-glazed windows to the front elevation.

BEDROOM FOUR

Measurements - 10'0" max x 7'10" (3.05m max x 2.39m)

Bedroom four is a generously proportioned bedroom to the rear of the property with a central ceiling light point, a radiator and double-glazed window to the rear.



HOUSE BATHROOM

Measurements - 10'0" max x 5'6" (3.05m max x 1.68m)

The house bathroom features a four-piece suite in white comprising of a low-level W.C. with push button flush, a wall mounted wash hand basin with mixer taps above, there is a bath with wall mounted stainless steel taps and a shower cubicle with wall mounted handheld attachment. There is spotlighting to the ceiling, a ladder style radiator, an extractor fan, a full-wall mirror and a double-glazed obscure window to the rear elevation.



OUTSIDE

Externally to the front, the property has paved slabs leading to the front door. To the rear the property is enclosed by a part brick wall and fencing and is laid with lawn and has a decked area, perfect for sitting out and entertainment. The property benefits from a driveway for two cars as well as a good-sized detached garage to the rear of the property with a pedestrian gate access to the rear gardens. It should be noted that externally there are hot and cold water taps as well as an external power point.



DETACHED GARAGE

Externally, the property benefits from a detached garage, there is power and lighting in situ and space for one vehicle.



ADDITIONAL INFORMATION

EPC rating - B

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

PROPERTY VIEWING NOTES

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