



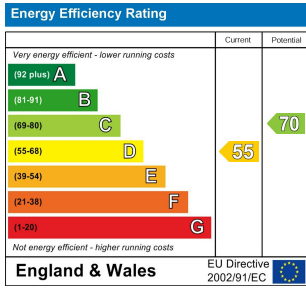
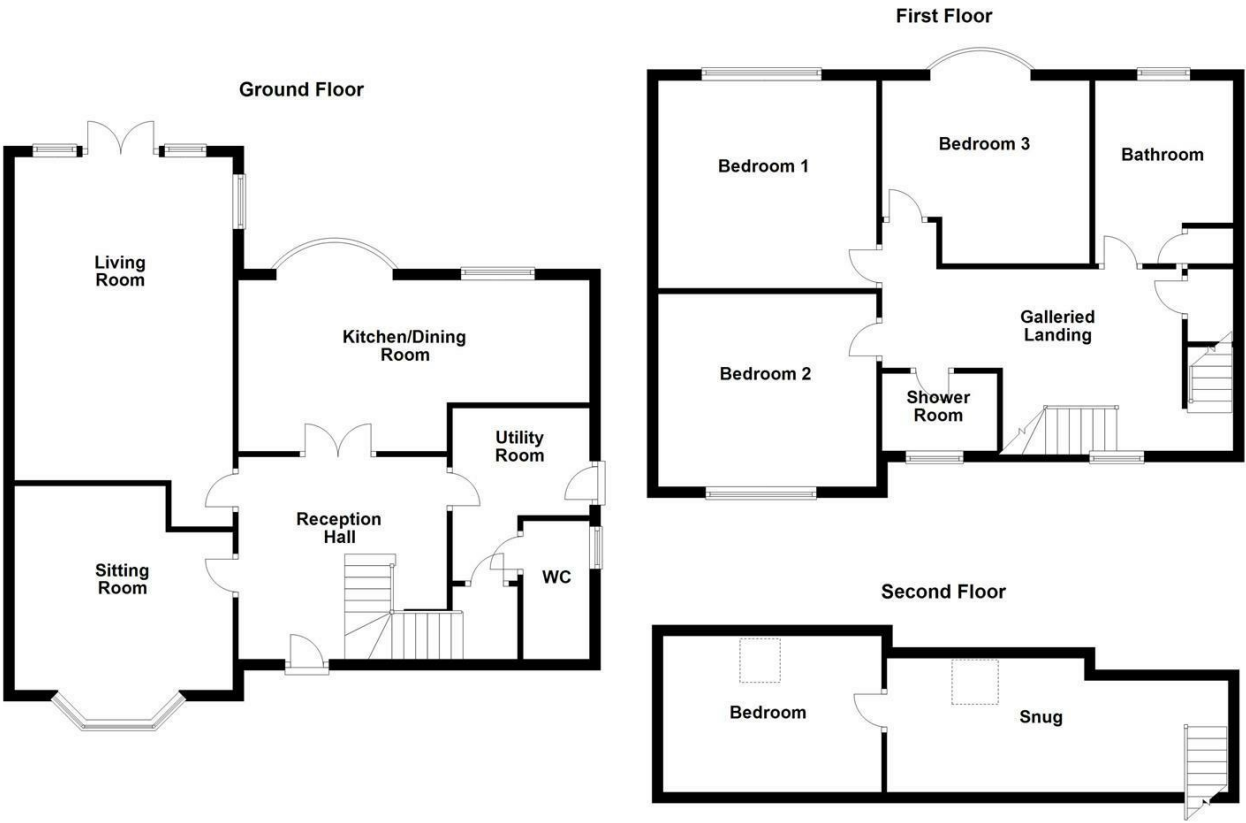
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**3 Church Lane, Chapelthorpe, Wakefield, WF4 3JF**  
**For Sale Freehold £595,000**

Situated on a tree line approach within this sought after area of Chapelthorpe is this superbly appointed and deceptively spacious four bedroom detached family home with loft rooms, which could be used for a variety of purposes benefitting double glazing and gas central heating.

The property fully comprises of reception hallway, bespoke kitchen/diner, spacious living room, separate sitting room, utility room and downstairs w.c. Stairs to the first floor lead to a galleried landing and to three double bedrooms, spacious modern bathroom and separate contemporary shower room. Stairs from the first floor lead to a loft area with bedroom and a snug, which could be used for a variety of purposes. Outside to the front there is a tarmac driveway providing ample off street parking leading to brick built garage with electric operated door. To the rear there is a good sized attractive lawned garden incorporating feature Indian stone terraced patio, ideal for entertaining purposes.

Chapelthorpe plays hosts to a range of amenities including shops and schools with local bus routes nearby. There is great access to Newmillerdam Country Park and Pugneys Country Park, as well as the M1 motorway only a short distance away, perfect for the commuter wishing to travel further afield.

Simply a fantastic home, ideal for the growing family and offered for sale with no upper chain involved. An early appraisal comes highly recommended to fully appreciate and to avoid disappointment.





**ACCOMMODATION**

**RECEPTION HALL**  
Quality wood effect laminate flooring, detailed coving to the ceiling and balustrade staircase to the first floor landing. Feature arch UPVC double glazed window to the front and two radiators. Doors providing access to the utility room, living room and sitting room. French doors into bespoke fitted kitchen/diner.

**UTILITY ROOM**  
70" x 66" [min] x 98" [max] [2.15m x 1.99m [min] x 2.96m [max]]  
Contemporary wall and base units with complementary work surface over incorporating sink and drainer, splash back tiles on the walls, plumbing for a washing machine and space for a condensing dryer. Quality wood effect laminate flooring, UPVC double glazed door to the side, radiator and door to downstairs w.c. and downstairs cloaks storage.

**W.C.**  
Low flush w.c., wash basin with drawer under, part tiled walls and fully tiled walls. Low level radiator, UPVC double glazed frosted window to the side and condensing combination boiler.

**KITCHEN/DINING ROOM**  
13'6" [max] x 8'0" [min] x 21'0" [4.12m [max] x 2.44m [min] x 6.42m]  
UPVC double glazed walk in bay window to the rear, quality fitted laminate flooring, radiator and range of bespoke fitted wall and base units with feature granite work surface over incorporating twin Belfast sink and granite drainer with mixer taps. Integrated dishwasher, integrated floor to ceiling fridge and freezer, integrated combi microwave, double oven and grill with warming plate and drawers down the base units. Lamona five ring stainless steel gas hob with splash back tiles, granite upstands and coving to the ceiling.



**SITTING ROOM**  
121" [max] x 91" [min] x 121" [3.96m [max] x 2.78m [min] x 3.94m]  
UPVC double glazed walk in bay window to the front, coving to the ceiling, radiator and quality wood effect laminate flooring.

**LIVING ROOM**  
19'4" x 12'11" [5.90m x 3.94m]  
Feature limestone fire surround, detailed coving to the ceiling, radiator, quality wood effect laminate flooring, UPVC double glazed French doors with windows either side and UPVC double glazed window to the side.



**FIRST FLOOR LANDING**  
Further stairs leading to the second floor landing. Doors providing access to understairs storage, bathroom/w.c., shower room/w.c. and three bedrooms. Radiator and coving to the ceiling. UPVC double glazed window to the side.

**BEDROOM ONE**  
12'6" x 12'11" [3.83m x 3.96m]  
UPVC double glazed window to the rear, radiator and coving to the ceiling.



**BEDROOM TWO**  
121" x 116" [3.96m x 3.53m]  
UPVC double glazed window to the front, radiator and coving to the ceiling.



**BEDROOM THREE**  
122" x 136" [3.73m x 4.14m]  
UPVC double glazed walk in bay window to the rear, radiator and coving to the ceiling.

**SHOWER ROOM/W.C.**  
5'5" x 7'6" [1.66m x 2.31m]  
Double shower cubicle with mixer shower and separate attachment, coving to the ceiling, radiator, recess ceiling spotlights, UPVC double glazed frosted window to the front and wash basin with work surface over base units.

**BATHROOM/W.C.**  
10'10" x 8'3" [3.31m x 2.53m]  
Low flush w.c., wash basin, freestanding roll top bath with claw feet, part tiled walls and tiled effect floor. Traditional style radiator, UPVC double glazed frosted window to the rear, recess ceiling spotlights and door to airing cupboard.



**SECOND FLOOR**  
**SNUG**  
20'11" x 6'5" [min] x 8'0" [max] [6.40m x 1.98m [min] x 2.45m [max]]  
Radiator, storage into the eaves, timber framed double glazed skylight to the rear and door into office/bedroom. Sloping roof either side.



**BEDROOM FOUR**  
121" x 9'3" [3.95m x 2.84m]  
Access to eaves at either side, radiator, timber framed double glazed Velux skylight to the rear and sloping roof either side.

**OUTSIDE**  
Indian stone paved path the front and side with artificial lawned garden to the front and access to tarmac driveway providing ample off street parking leading to brick built garage with electric door. To the rear there is an attractive lawned garden incorporating feature Indian stone terraced patio, ideal for entertaining purposes.



**PLEASE NOTE**  
Prospective purchasers should note that bedroom four does not have Buildings Regulations approval.

**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.