



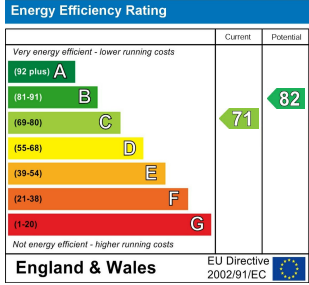
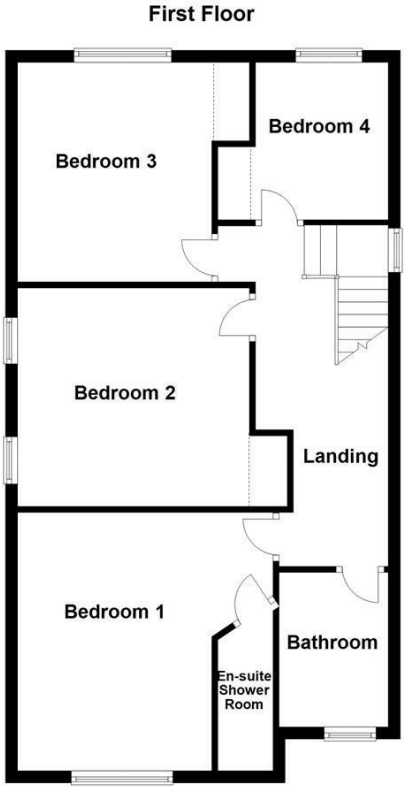
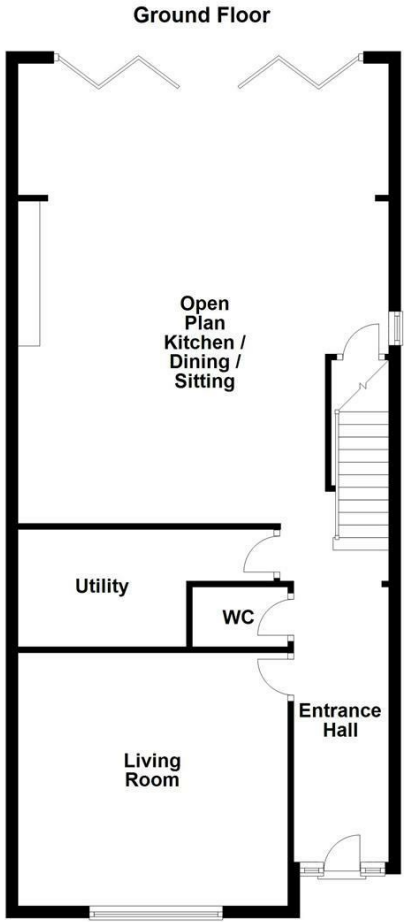
WAKEFIELD
01924 291 294

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.



324 Wood Lane, Rothwell, Leeds, LS26 0PW
For Sale Freehold £525,000 - £550,000

Situated in the sought after area of Rothwell in Leeds is this four bedroom detached family home. After being extended to the front and to the rear, the generously proportioned property is superbly presented throughout incorporating modern fitted bathrooms and shower rooms along with an open plan kitchen/dining/sitting room with bi-folding doors incorporating indoor/outdoor living.

The accommodation briefly comprises entrance hall, living room, downstairs w.c., utility room and open plan kitchen/dining/sitting room with bi-folding doors to the rear decked patio area. To the first floor landing there is loft access, four bedrooms and house bathroom/w.c. Bedroom one benefits from an en suite shower room/w.c. To the front of the property the garden is mainly pebbled driveway providing off road parking for several vehicles, planted features, hedging to one side, walls to front. At the side of the property there is an access road for both 324 and the neighbouring property. The rear garden is mainly laid to lawn incorporating mature trees and shrubs, there is a raised decked patio area ideal for outdoor dining and the garden itself is surrounded by timber fencing. Beyond the garden there is a block paved driveway provide providing off road parking leading to the two attached garages with manual up and over doors, power and light.

Sought after location with great schools and shops within walking distance. Rothwell is only slightly from Leeds city centre for those who look to commute and also for Wakefield. Perfect transport links by way of the M1 motorway and local bus routes travel to neighbouring towns and cities.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly recommended to avoid any disappointment of this quality home.



ACCOMMODATION

ENTRANCE HALL

14'11" x 5'2" [4.56m x 1.59m]

Wooden front entrance door. Stairs to the first floor landing, opening to the open plan kitchen/dining/sitting room, doors to the living room, downstairs w.c. and utility.

LIVING ROOM

14'8" x 13'9" [4.49m x 4.21m]

Spotlighting to the ceiling, central heating radiator, Anthracite UPVC double glazed windows to the front.

DOWNSTAIRS W.C.

5'2" x 3'2" [1.59m x 0.97m]

Extractor fan, low flush w.c., wall mounted wash basin with mixer tap.

UTILITY ROOM

14'5" x 6'3" max x 2'9" min [4.4m x 1.93m max x 0.86m min]

Central heating radiator, Ideal combi boiler, laminate work surface, space and plumbing for a washing machine. Wall units.

OPEN PLAN KITCHEN DINING SITTING

25'7" x 20'11" max x 17'9" min [7.82m x 6.39m max x 5.43m min]

Anthracite bi-folding doors leading to the rear garden providing an indoor/outdoor living feel to the property, Anthracite UPVC double glazed window to the side, central heating radiator, spotlight to the ceiling. A range of modern wall and base units with laminate work surface over, inset sink with mixer tap, five ring induction hob with extractor hood over, integrated double oven and microwave, space and plumbing for an American style

fridge freezer, integrated dishwasher, central island with base units, laminate work surface over and breakfast bar. Access to understairs storage cupboard,



FIRST FLOOR LANDING

UPVC double glazed window to the side, spotlights to the ceiling, central heating radiator, loft access, doors to bedrooms and house bathroom/w.c.

BEDROOM ONE

14'9" x 13'11" max x 3'5" min [4.5m x 4.26m max x 1.06 min]

Anthracite UPVC double glazed sash window to the front, central heating radiator, spotlights to the ceiling, access to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

3'1" x 9'10" max x 7'1" min [0.94m x 3m max x 2.17m min]

Spotlights to the ceiling, extractor fan, chrome ladder style central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with mains fed overhead shower, partially tiled.

BEDROOM TWO

11'10" x 14'11" max x 12'7" min [3.62m x 4.55m max x 3.85m min]

Two anthracite UPVC double glazed windows to the side, central heating radiator, access to fitted wardrobes with sliding doors.



BEDROOM THREE

12'0" x 13'9" max x 10'8" min [3.66m x 4.21m max x 3.26m min]

Anthracite UPVC double glazed window to the rear, central heating radiator, fitted wardrobe with sliding doors.

BEDROOM FOUR

8'11" x 9'2" max x 9'7" min [2.73m x 2.81m max x 2.93m min]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobe with sliding doors.

HOUSE BATHROOM/W.C.

8'5" x 5'8" [2.57m x 1.75m]

Frosted UPVC double glazed window to the front, anthracite UPVC double glazed window, ladder style central heating radiator, LED mirror, low flush w.c., wall mounted wash basin with mixer tap, roll top bath with mixer tap, separate shower cubicle with mains fed overhead shower and shower head attachment with shower screen. Partial tiling, spotlights to the ceiling, extractor fan.

OUTSIDE

The garden is low maintenance to the front with a pebbled driveway providing off road parking for several vehicles with some slight planted beds. There are some raised planted shrubs, paved pathway to the front entrance door and there is a pebbled access road and runs down the side of the property through a set of gates and provides access to the rear of the property and a neighbouring property. There are two garages, which area attached to one another and both have manual up and over doors, power and light. Garage one measures 5.28m x 3.45m and the second garage measures 7.08m x 3.45m. The rear garden has a raised decked patio area perfect for outdoor dining and entertaining purposes, beyond which there are lawned areas with mature trees throughout. Hedging and fencing. The rear driveway leads to a block paved driveway providing further off road parking.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.