



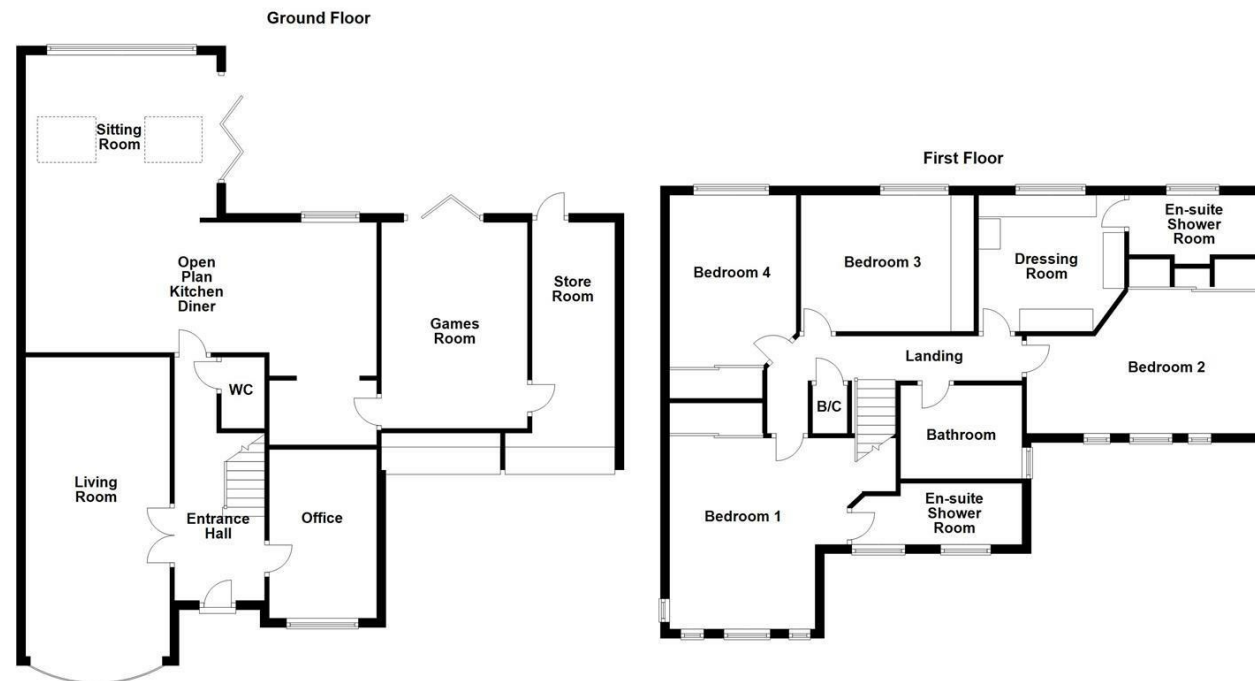
WAKEFIELD  
01924 291 294

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## 7 Rosedale Drive, Tingley, Wakefield, WF3 1WG

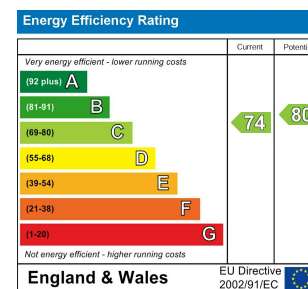
For Sale Freehold £599,995

Located on this modern and attractive development is this extended detached house with five bedrooms that has been renovated to an extremely high standard with recently replaced windows in 2022 and enjoying an enclosed landscaped rear garden, double resin driveway, en suite and dressing room to one of the principal bedrooms and an open plan kitchen dining/sitting room with rear bi-folding doors.

The accommodation comprises entrance hall with downstairs w.c. off, an office, spacious living room with built in TV station having inset electric fire, the superb open plan kitchen diner and sitting room. In addition there is a games room and store room, converted from the former double garage and to the first floor there is the principal bedroom with en suite shower room/w.c., a further double bedroom enjoying en suite shower room and dressing room off (the dressing room can easily be used as the fifth bedroom as it has its own access from the landing). Two further bedrooms and the main house bathroom/w.c. Outside, to the front there is a double resin driveway, whilst the rear garden is enclosed and enjoys a larger than average resin patio area, artificial lawn and composite decking making the garden a lovely external entertaining space.

The property itself is within walking distance to the local reservoir, amenities and schools and for the commute local bus routes are nearby providing access into Wakefield, Leeds and Dewsbury. For those looking to travel further afield the motorway network is a short drive away.

A full internal inspection is recommended on this fantastic family home and we recommend you make your appointment at your earliest convenience, so as not to avoid disappointment.



**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.

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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.

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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,  
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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, staircase with solid wooden banister to the first floor landing, solid oak doors to the w.c., kitchen diner and office, solid oak double door into the living room. Coving to the ceiling, central heating radiator with cover, inset spotlights to the ceiling.

### DOWNSTAIRS W.C.

5'1" x 3'2" (1.57m x 0.97m)

Low flush w.c., wash basin with mixer tap built into high gloss vanity cupboards, part tiled walls, vanity mirror, ladder style radiator, extractor fan to the ceiling.

### OFFICE

12'1" x 8'0" (3.70m x 2.44m)

UPVC double glazed window with built in shutters, coving to the ceiling, built in desk with drawers and storage cupboards, contemporary radiator and coving to the ceiling.

### LIVING ROOM

10'6" x 21'6" (3.22m x 6.56m)

Chimney breast recess with electric fire inset having remote control, light and glass surround as well as having a inset area for tv and sound bar. Coving to the ceiling, two central heating radiators, UPVC double glazed bow window to the front with built in shutters.



### OPEN PLAN KITCHEN DINER

25'3" x 14'5" max x 9'4" min (7.71m x 4.40m max x 2.87m min)

A range of wall and base units with Quartz work surface over, Quartz upstands, ceramic sink with drainer cut into the work surface and having instant hot tap, integrated Neff double oven and grill, integrated washing machine, space for American style fridge freezer, integrated microwave, integrated Bosch dishwasher, UPVC double glazed window to the rear, inset spotlights to the ceiling, four ring ceramic hob with Quartz splashback and cooker hood over, LED lighting, LED plinth lighting, breakfast bar, kick heater, built in larger timber seat to the corner providing seating for a dining table within this area, built in banquet with storage under seating, coving to the ceiling, solid wooden door into the games room, archway into the sitting room.



### SITTING ROOM

13'8" x 11'7" (4.17m x 3.55m)

Two UPVC double glazed Velux style windows to the pitched sloping ceiling, UPVC double glazed sliding windows to the rear with built in electric blinds, UPVC double glazed bi-folding doors leading to the patio area with built in electric blinds, wall mounted remote control electric chrome contemporary radiator. Inset spotlights to the ceiling.

### GAMES ROOM

10'6" x 14'6" (3.21m x 4.43m)

Electric wall mounted panel heater, solid wooden flooring, UPVC double glazed bi-folding doors into the rear garden and inset spotlights to the ceiling. Access into the store room, which both rooms were originally part of the double garage.

### STORE ROOM

5'11" x 16'4" (1.82m x 4.98m)

Electric roller doors are still in place so can easily be converted back, if a purchaser wished to do so. The store room has a composite entrance door, laminate work surface having space for appliances beneath.

### FIRST FLOOR LANDING

Central heating radiator, loft access via drop down ladder and the loft is fully boarded with light. Doors to the bedrooms, dressing room, house bathroom and boiler cupboard.

### BEDROOM ONE

15'0" x 14'0" max x 10'5" min (4.59m x 4.28m max x 3.19m min)

Opening providing access into storage over bulkhead. A range of fitted furniture with double wardrobe having mirrored sliding doors, dressing table and drawers. Three UPVC double glazed windows to the front and two UPVC double glazed windows to either side with built in shutters. Central heating radiator, solid wooden door to the en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.

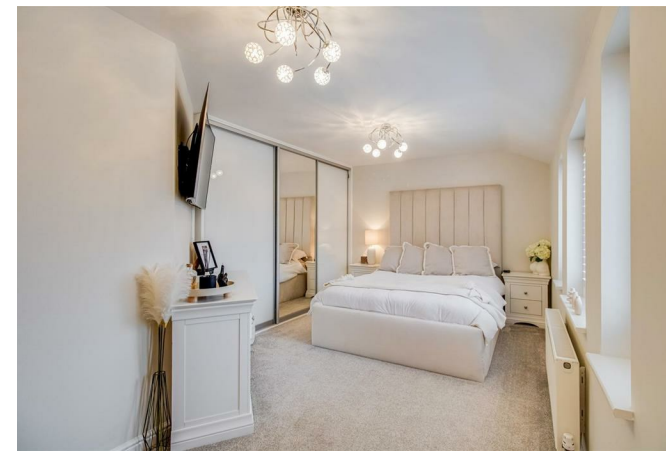
12'7" x 4'4" max x 3'10" min (3.84m x 1.34m max x 1.19m min)

Larger than average fully tiled shower cubicle with sliding door and mixer shower. Low flush w.c., wash basin with laminate work surface, chrome mixer tap over vanity cupboards with vanity mirror having LED lighting. Two UPVC double glazed frosted windows to the front elevation, part tiled walls, inset spotlights to the ceiling, extractor fan to the ceiling, chrome ladder style radiator.

### BEDROOM TWO

16'11" x 10'2" max x 7'0" min (5.16m x 3.10m max x 2.14m min)

Three UPVC double glazed windows with built in shutters, two fitted wardrobes with mirrored doors and a "hidden" central en suite shower room access. Central heating radiator.



### EN SUITE SHOWER ROOM/W.C.

4'3" x 9'4" (1.31m x 2.86m)

Enclosed shower cubicle with sliding door to the front with mixer shower, shower attachment and rain shower head. Inset spotlights to the ceiling, extractor fan to the ceiling, low flush w.c., stone wash basin with mixer tap set into vanity drawers with vanity mirror having LED lighting. Solid wooden door into the dressing room.



### DRESSING ROOM

12'2" x 11'6" (3.71m x 3.53m)

A range of fitted wardrobes with fitted shelving, dressing table, UPVC double glazed window with built in shutters and a central heating radiator. Solid wooden door providing access to the first floor landing.

### HOUSE BATHROOM/W.C.

7'7" x 7'11" (2.33m x 2.42m)

Panelled bath with mixer tap and mixer shower over with rain shower head and shower attachment. Wash basin with mixer tap over vanity cupboards with LED lighting and built in Bluetooth speakers, low flush w.c. with concealed cistern. Part tiled walls, UPVC double glazed frosted window to the front elevation, inset spotlights to the ceiling, extractor fan, chrome ladder style radiator.

### BEDROOM THREE

9'1" to wardrobes x 9'3" (2.78m to wardrobes x 2.84m)

Three double fitted wardrobes, UPVC double glazed window with built in shutters, central heating radiator.

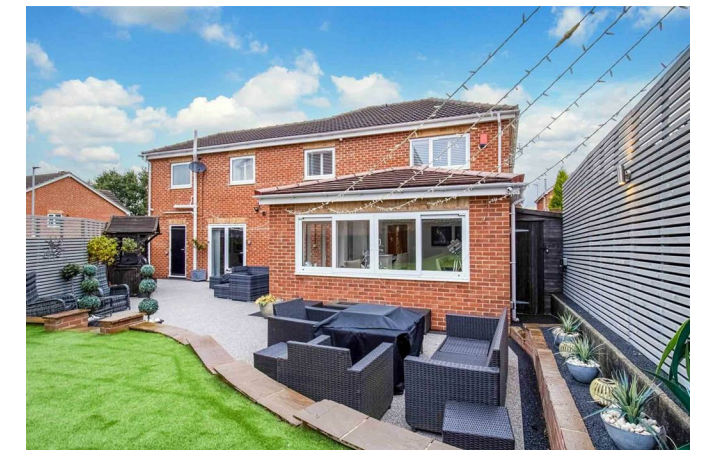
### BEDROOM FOUR

10'7" x 11'6" (3.23m x 3.51m)

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

### OUTSIDE

To the front there is a large resin driveway providing ample off road parking with a resin pathway leading to the front entrance door with woodchip border. Several up and down chrome lights to the front and side. Side pathways to either side of the property. A timber gate provides access to the rear garden. The rear garden has a larger than average resin patio area ideal for entertaining and dining purposes, hot and cold tap, further outside lighting (one sensored). Steps lead up to a low maintenance artificial lawned garden and a composite decked patio area to the very rear. The rear garden is enclosed by panelled fencing and has ample up and down lights throughout the garden. Timber garden shed to the side of the property with double outside power socket.



### COUNCIL TAX BAND

The council tax band for this property is F

### 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.