



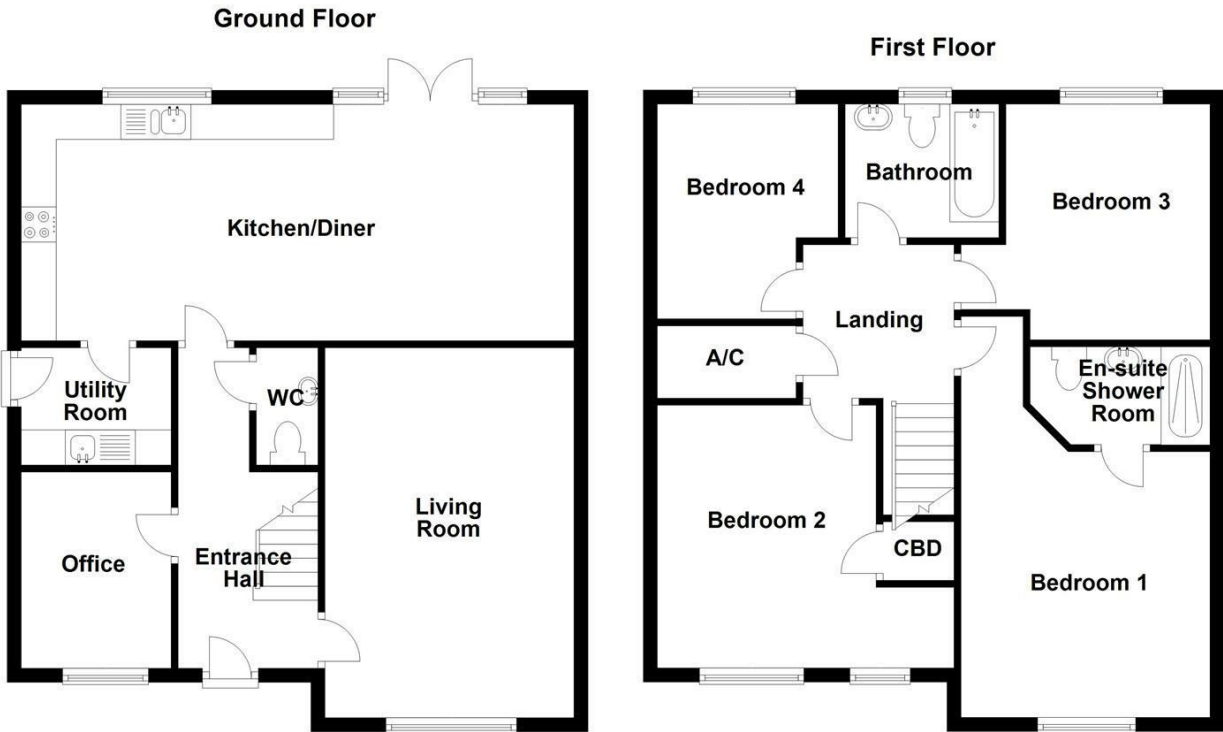
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



28 Haywood Drive, Wakefield, WF1 4GJ

For Sale Freehold £450,000

A fantastic opportunity to purchase this well presented and ready to move into four bedroom detached home situated in a sought after area location benefitting from ample off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, office, downstairs w.c., kitchen/diner and separate utility. The first floor landing leads to four well proportioned bedrooms [the principal bedroom with en suite facilities] and the modern house bathroom/w.c. Outside to the front is an attractive lawned garden surrounded by timber fencing with paved pathway and timber gate to the side leading to the rear. There is off road parking for three vehicles leading to the single garage. Within the rear garden is an attractive lawn incorporating paved patio area, perfect for al fresco dining with timber shed, fully enclosed by timber fencing.

The property is ideally located for anyone working at Pinderfields Hospital, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

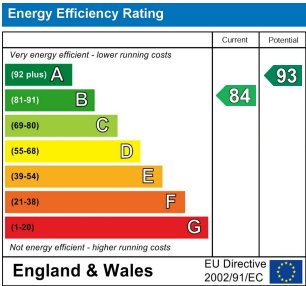
Offered for sale with no chain, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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

Stairs to the first floor landing, central heating radiator with radiator cover, doors to the living room, office, downstairs w.c. and modern fitted kitchen/diner.

LIVING ROOM

11'3" x 17'3" [3.44m x 5.27m]
UPVC double glazed window overlooking the front aspect and central heating radiator.



OFFICE

7'0" x 9'3" [2.14m x 2.83m]
UPVC double glazed window overlooking the front aspect and central heating radiator.

W.C.

4'8" x 2'10" [1.44m x 0.88m]
Wall hung wash basin with chrome mixer tap, concealed cistern low flush w.c., part tiled walls, central heating radiator, fully tiled floor, inset spotlights and extractor fan.

KITCHEN/DINER

Range of modern wall and base units with laminate work surface over and laminate upstanding above, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob, stainless steel splash back and cooker hood over. Integrated dishwasher, integrated fridge/freezer, plinth lighting, UPVC

double glazed window overlooking the rear aspect, luxury vinyl click flooring, kick heater, inset spotlights to the ceiling, central heating radiator and a set of UPVC double glazed French doors with panelled windows either side and built in blinds. Doors providing access into the separate utility room.



UTILITY

5'2" x 6'11" [1.58m x 2.12m]
Modern range of wall and base units with laminate work surface over and laminate upstanding, stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine and space for a dryer. UPVC side entrance door, luxury click vinyl flooring and cupboard housing the condensing regular boiler.



FIRST FLOOR LANDING

Central heating radiator, loft access and doors to four bedroom, house bathroom and large airing cupboard with light and storage within.

BEDROOM ONE

18'8" [max] x 12'5" [min] x 11'5" [5.71m [max] x 3.81m [min] x 3.49m]
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'6" x 8'2" [1.38m x 2.51m]
Three piece suite comprising large shower cubicle with mixer shower, concealed cistern low flush w.c. and wall hung wash basin with mixer tap. Part tiled walls, fully tiled floor, spotlights to the ceiling, extractor fan and central heating radiator.

BEDROOM TWO

12'6" x 10'2" [min] x 14'1" [max] [3.82m x 3.12m [min] x 4.30m [max]]
Two UPVC double glazed windows overlooking the front elevation, central heating radiator and door providing access into a built in storage over the bulkhead of the stairs.



BEDROOM THREE

11'5" [max] x 9'7" [min] x 10'11" [3.49m [max] x 2.93m [min] x 3.33m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

6'6" [min] x 8'5" [max] x 10'0" [1.99m [min] x 2.57m [max] x 3.07m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

6'3" x 7'2" [1.91m x 2.20m]
Three piece suite comprising panelled bath with mixer tap and mixer shower over, low flush w.c. and wall hung wash basin with mixer tap. Fully tiled floor, part tiled walls, inset spotlights, extractor fan, central heating radiator and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property is an attractive lawned garden with a paved pathway to the side leading through a gate to the rear garden. To the rear is a large paved patio area, attractive lawned garden and timber shed, enclosed by timber fencing. There is a triple block paved driveway providing off road parking for three vehicles leading to the single detached garage with electric roller door.



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.