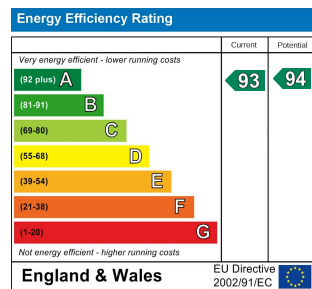


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 28 Wolfenden Way, Wakefield, WF1 3FA

### For Sale Freehold Offers Over £500,000

Situated within a sought after modern development is this beautifully presented four bedroom detached family home boasts spacious and well appointed accommodation, a stunning rear garden ideal for outdoor entertaining and a versatile garden room.

The property features an inviting entrance hall leading to a stylish living room, a contemporary open-plan kitchen/diner and a bright family room with bi-folding doors opening onto the rear garden, separate utility room, downstairs w.c., and a dedicated gym. The first floor offers four generously sized bedrooms, including a principal suite with en suite facilities, along with a modern family bathroom. Externally, the home benefits from a driveway providing off road parking for two vehicles, a garage, and a neatly maintained front garden. The enclosed tiered rear garden boasts a spacious paved patio, perfect for al fresco dining, overlooking a well kept lawn and garden room.

Ideally positioned close to a range of amenities, including shops, well regarded schools, Pinderfields Hospital, and excellent transport links, perfect for those looking to commute further afield.

An internal inspection is highly recommended to fully appreciate all it has to offer.





ACCOMMODATION

ENTRANCE HALL

12'11" x 6'6" (max) x 3'4" (min) [3.96m x 2.0m (max) x 1.03m (min)]  
Composite front door with frosted side panels, stairs to the first floor landing, central heating radiator, doors to the living room and kitchen/diner.

LIVING ROOM

15'1" x 9'9" (max) x 6'5" (min) [4.6m x 2.98m (max) x 1.97m (min)]  
UPVC double glazed bay window to the front and central heating radiator.

KITCHEN/DINER

11'1" x 16'7" (max) x 13'5" (min) [3.4m x 5.07m (max) x 4.09m (min)]  
Range of shaker style wall and base units with quartz work surface over, inset 1 1/2 sink and drainer with mixer tap, integrated double oven with microwave and warming tray, five ring gas hob with extractor hood. Integrated fridge/freezer and integrated dishwasher. Spotlights, access to a storage cupboard, central heating radiator, an opening to the family room, door to the utility room and set of UPVC double glazed French doors to the rear garden.



FAMILY ROOM

16'11" x 10'2" [5.18m x 3.1m]  
UPVC double glazed window to the side, central heating radiator and a set of bi-folding doors leading out onto the rear patio creating an indoor/outdoor living.



UTILITY ROOM

4'9" x 6'0" [1.46m x 1.83m]  
Range of shaker style base units with quartz work surface over, inset sink with mixer tap, space and plumbing for a washing machine. Access to the gym (previously part of the garage), spotlights, extractor fan and door to the downstairs w.c.

W.C.

5'1" x 5'3" [1.56m x 1.62m]  
Two piece suite comprising concealed cistern low flush w.c. and wall mounted ceramic wash basin with mixer tap. UPVC double glazed frosted window to the side, central heating radiator, spotlights and extractor fan. Potential to be turned into a wet room if desired for accessibility needs.

GYM

9'11" x 11'5" [3.03m x 3.5m]  
Wall and base units with laminate work surface over incorporating space and plumbing for a dryer and space for an under counter fridge and freezer. Previously part of the garage with power and light.

FIRST FLOOR LANDING

Double doored storage cupboard, doors to four bedrooms and the house bathroom. UPVC double glazed window to the front, central heating radiator and loft access.

BEDROOM ONE

11'9" x 13'0" (max) x 10'10" (min) [3.6m x 3.97m (max) x 3.31m (min)]  
Fitted wardrobes with sliding doors, central heating radiator, UPVC double glazed window to the front and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'2" x 4'5" [2.5m x 1.37m]  
Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and double shower cubicle with electric temperature controlled shower. UPVC double glazed frosted window to the side, chrome ladder style radiator, spotlights and extractor fan.

BEDROOM TWO

9'0" x 14'6" (max) x 12'1" (min) [2.76m x 4.43m (max) x 3.7m (min)]  
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

10'4" x 11'3" (max) x 9'3" (min) [3.15m x 3.43m (max) x 2.82m (min)]  
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR

12'6" x 9'0" (max) x 6'1" (min) [3.82m x 2.76m (max) x 1.87m (min)]  
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

7'1" x 6'3" (max) x 5'5" (min) [2.16m x 1.92m (max) x 1.67m (min)]  
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and mains overhead shower. UPVC double glazed frosted window to the side, spotlights, extractor fan and chrome ladder style radiator.



OUTSIDE

11'5" x 8'2" [3.5m x 2.5m]  
To the front is a small lawned garden and tarmacadam driveway providing off road parking for two vehicles leading to the garage with manual up and over door, power and light. A paved pathway runs down the side of the property to the rear. There is a timber lean-to to the side of the property. To the rear is a tiered garden with a paved patio to the upper tier, perfect for outdoor dining and entertaining overlooking the lawned garden to the lower tier incorporating the garden room. The rear garden is fully enclosed by timber fencing and overlooks school playing fields.



GARDEN ROOM

6'5" x 9'8" [1.98m x 2.97m]  
UPVC double glazed entrance door, UPVC double glazed window, spotlights, electric wall mounted heater, power and light.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:  
"We have invested in a wealth of upgrades and thoughtful touches to make this house a stylish and comfortable home for our family. The location has been fantastic too, giving us easy access to everything Wakefield and the surrounding areas have to offer, whilst being positioned in an enviable spot on this small development, with far reaching views to the back. We hope the next owners will love it as much as we have!"

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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.