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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,
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.



WAKEFIELD	OSSETT	HORBURY
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NORMANTON	PONTEFRACT & CASTLEFORD	
01924 899 870	01977 798 844	



1 Broomhall Avenue, Wakefield, WF1 2BB

For Sale Freehold Offers Over £700,000

A cleverly designed and superbly presented four bedroomed detached family home with a stunning living dining kitchen opening out onto a fantastic outdoor entertainment area to the rear.

With a modern gas fired central heating system and sealed unit double glazed windows this substantial family home has been comprehensively refurbished to an impressive standard and is approached via a welcoming reception hall that has a downstairs W.C. to the side. The main living room has a lovely bay window to the front as well as a feature fireplace with wood burning stove. There is a further separate family room in addition but the practical hub of this lovely family home is the living dining kitchen that has been thoughtfully designed and fitted out to a lovely standard with a media wall as well as a high specification kitchen with a matching island unit and integrated appliances. Completing the ground floor accommodation is a separate utility room to the rear. On the first floor the grandly proportioned principle bedroom has a walk in dressing room which leads through into a lavishly appointed en suite shower room. The second double bedroom also has a walk in wardrobe and alongside the further two bedrooms is served by a particularly well appointed family bathroom. Outside, the property has a level lawned garden to the front with specimen planting as well as a wide resin driveway providing ample off street parking for many vehicles with provision for an electric vehicle charger as well as leading up to a detached garage. The principle gardens lie to the rear of the house where there is an expansive lawn as well as a wonderful porcelain tiled, outdoor entertaining area immediately to the rear of the house. At the far end of the garden there is a further decked sitting area.

The property is situated in this particularly highly sought after residential location in the well regarded Wrenthorpe that offers a good range of local shopping facilities, well regarded schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which also has it's own mainline railway station and ready access to the national motorway network.



ACCOMMODATION

RECEPTION HALL

14'1" x 9'2" [4.3m x 2.8m]

Panel front entrance door with side screens, additional window to the side, contemporary style central heating radiator. Stairs to first floor, built in cloak cupboard, additional built in storage cupboard.

DOWNSTAIRS TOILET

5'2" x 3'7" [1.6m x 1.1m]

Frosted window to the side, part tiled walls, fitted with a contemporary style low suite W.C. with concealed cistern and wash basin with cupboards under. Contemporary style central heating radiator.

LIVING ROOM

13'9" x 12'9" [4.2m x 3.9m]

Curved bay window to the front, feature fireplace with a modern cast iron wood burning stove, provision for a wall mounted television, contemporary style central heating radiator.



FAMILY ROOM

15'5" x 9'2" [4.7m x 2.8m]

Window to the front, herringbone flooring, contemporary style central heating radiator.

LIVING DINING KITCHEN

22'11" x 22'11" [max] [7.0m x 7.0m [max]]

Forming the practical hub of this fantastic family home, a grandly proportioned living dining kitchen with double sliding doors taking full advantage of the views over the rear garden. Two vertical style central heating radiators, media wall with integrated ceiling mounted speakers, additional external door and window to the side. To the kitchen area there is an eye catching range of high quality wall and base units with a matching island unit with an inset Belfast style sink with quooker, instantaneous boiling water tap. Integrated dishwasher, integrated under counter fridge, provision for a freestanding wine cooler, inset five ring induction hob with filter hood over, twin fan ovens, integrated full height fridge and separate freezer as well as an additional under counter larder style fridge, walk in larder style cupboards and adjoining breakfast bar.

UTILITY ROOM

11'1" x 8'10" [3.4m x 2.7m]

External door and window to the rear. Fitted with a further range of modern wall and base units, incorporating a composite sink unit and space and plumbing for a washing machine. Built in boiler room housing the atag gas fired central heating system alongside a insulated hot water cylinder.

FIRST FLOOR LANDING

Landing with a tall frosted window to the side, contemporary style vertical central heating radiator, pull down loft hatch. Doors to four bedrooms and bathroom

BEDROOM ONE

13'9" x 12'5" [4.2m x 3.8m]

Curved bay window to the front and an additional window to the side, two matching vertical central heating radiators, archway through to the adjoining dressing room.



DRESSING ROOM

9'2" x 6'10" [2.8m x 2.1m]

Pocket door through to the adjoining en suite.

EN-SUITE

9'2" x 5'2" [2.8m x 1.6]

Frosted window to the side, fitted to an excellent standard with a walk in shower cubicle with glazed screen and twin head shower, vanity wash basin with drawers under and illuminated cabinet mirror over, low suite W.C., Part tiled walls and floor, ladder style heated towel rail. Extractor fan.

BEDROOM TWO

11'5" x 9'2" [min] [3.5m x 2.8m [min]]

Window to the rear, central heating radiator.



WALK IN WARDROBE

7'6" x 3'7" [2.3m x 1.1m]

BEDROOM THREE

9'2" x 7'10" [2.8m x 2.4m]

Window to the front, central heating radiator.

BEDROOM FOUR

8'10" x 7'2" [max] [2.7m x 2.2m [max]]

Two windows to the side, central heating radiator.

FAMILY BATHROOM

10'2" x 9'6" [3.1m x 2.9m]

Frosted window to the rear, part marble style tiled walls with matching floor. Fitted to an impressive standard with a four piece suite comprising of a freestanding bath with shower attachment, wide shower cubicle with twin head shower and glazed screens, vanity wash basin with drawers under and low suite W.C., Illuminated mirror, ladder style heated towel rail, extractor fan.



OUTSIDE

To the front the property has a neat level lawned garden with specimen planting alongside a broad driveway which provides ample off street parking spaces as well as leading up to the detached garage. Immediately to the rear of the house there is a broad tiled outdoor sitting space that is perfect for outdoor entertaining and has steps up to a further level lawn with well stocked beds and borders, beyond which are steps up to a further decked patio sitting area.



PLANNING PERMISSION

Planning permission has been granted to further expand the accommodation with a loft conversion and dormer roof to the rear. Please ask for further details. More details can be found on the Wakefield Council Planning Portal. Ref: 20/00432/CPL

COUNCIL TAX BAND

The council tax band for this property is F.

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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.