



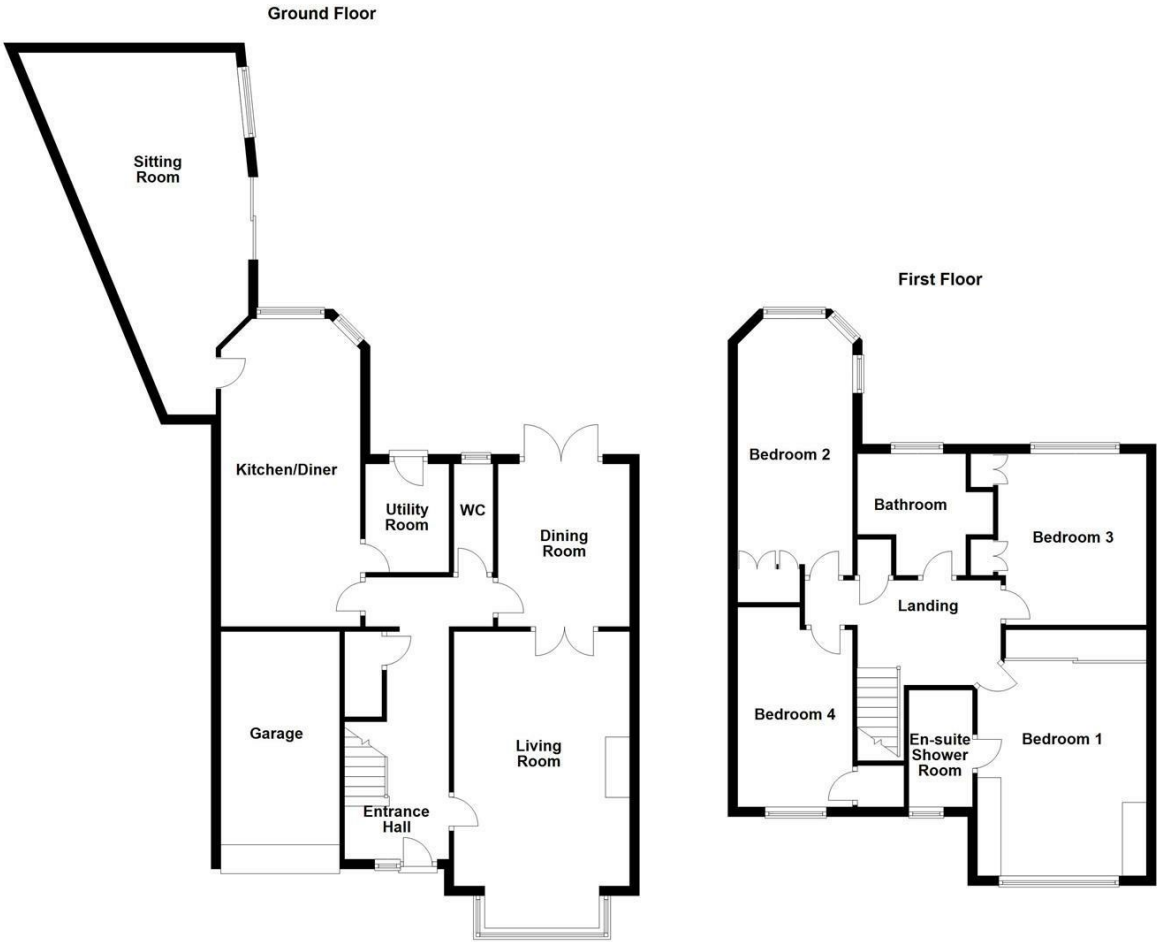
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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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.



16 Church Lane, Chapelthorpe, WF4 3JF

For Sale Freehold £515,000

Set back from the main roadside is this superbly appointed and substantial four bedroom detached executive family home offering spacious and versatile accommodation throughout, being heavily extended.

With UPVC double glazing and gas central heating, the accommodation fully comprises of entrance hallway, downstairs w.c., lounge, separate dining room, superb modern fitted breakfast kitchen, utility room and large sitting room. To the first floor there are four well proportioned double bedrooms [the master with en suite shower facilities] and additional contemporary house bathroom/w.c. Outside, to the front there is a tarmacadam driveway providing off road parking for two vehicles leading to the integral garage with an electric door with a small lawned garden area, whilst to the rear there is a generous size attractive lawned garden plot incorporating a two-tiered decked patio areas, ideal for entertaining purposes or al-fresco dining.

Situated in this sought after area of Chapelthorpe. The property is well placed for local amenities including shops and within the catchment area of St James Academy school, local bus routes are nearby travelling to and from the city centre. There is easy access to the motorway network, ideal for the commuter or those wishing to work or travel further afield. In addition, Asda superstores, Pugnays water park and Newmillerdam country park are a short distance away.

Simply a fantastic family home perfect of the growing family and only a full internal inspection will fully reveal the quality of accommodation on offer and to avoid any disappointment.



ACCOMMODATION

ENTRANCE HALLWAY

Composite front entrance door with side panel, stairs to the first floor landing, coving to the ceiling, radiator, wood laminate flooring, doors to the kitchen, downstairs storage, downstairs w.c., dining room and living room.

DOWNSTAIRS W.C.

7'10" x 2'10" [2.41m x 0.88m]

Low flush w.c. with concealed cistern, wall hung wash basin with chrome mixer tap, fully tiled walls and floor, chrome ladder style radiator, UPVC double glazed frosted window to the rear.

LOUNGE

12'0" x 19'11" [3.68m x 6.09m]

UPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling, gas fire with marble back and hearth within a wooden surround. Solid wooden doors with glass inserts lead into the dining room.



DINING ROOM

8'9" x 12'3" [2.67m x 3.74m]

Wood flooring, UPVC double glazed french doors to the rear garden, radiator, coving to the ceiling.

BREAKFAST KITCHEN/SITTING AREA

20'9" x 9'10" [6.35m x 3.00m]

A range of quality fitted modern wall and base units with feature granite work surface over incorporating 1 1/2 stainless steel sink and mixer tap with granite drainer. Integrated Zanussi double oven and grill, Neff induction hob with cooker hood, full height fridge and separate freezer, integrated dishwasher, breakfast bar with granite work surface, part tiled splashbacks, recessed LED spotlights, granite splashback, under plinth lighting, LED's to the skirting, laminate flooring, contemporary light grey ladder radiator with further normal radiator under rear window, two UPVC double glazed windows to the rear, UPVC double glazed window to the side, doors leading through to the utility room and sitting room.



UTILITY ROOM

5'6" x 8'5" [1.70m x 2.59m]

A range of modern fitted wall and base units with laminate work surface over with tiled splash back incorporating circular stainless steel sink, plumbing for washing machine, space for dryer, integrated oven and grill, laminate flooring, UPVC stable door to rear and heated chrome towel radiator.

SITTING ROOM

24'0" x 14'0" [7.32m x 4.27m]

Extended and spacious sitting room with vaulted ceiling, double glazed skylight Velux window with built in blind to the side, UPVC double glazed sliding patio door to the side

leading to the generous size rear garden, UPVC double glazed window to the side, recessed ceiling spotlights and two radiators.

STAIRCASE TO THE FIRST FLOOR LANDING

Loft access via drop down ladder. Airing cupboard, doors to four bedrooms and bathroom/w.c.

CONTEMPORARY BATHROOM/W.C.

8'2" x 9'3" [2.49m x 2.83m]

A superb bathroom with wash basin over vanity units, w.c. with concealed cistern, bath with mixer tap and pull out shower attachment and a larger than average shower cubicle with rain shower. UPVC double glazed frosted window to the rear, recessed LED spotlights, fully tiled floor with underfloor heating, built in storage space, heated chrome towel radiator.



PRINCIPAL BEDROOM

15'0" x 12'0" [4.58m x 3.67m]

Quality fitted furniture of wardrobes to two walls with bedside cabinets and chest of drawers. Air conditioning unit, UPVC double glazed window to the front, radiator, built in wardrobes to one wall with sliding mirror doors and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'1" x 3'8" [2.47m x 1.12m]

Three piece white suite comprising wall hung wash basin with chrome mixer tap and a concealed cistern w.c. with work surface over, double shower cubicle with Mains Grohe mixer shower, Fully tiled walls and floor with underfloor heating. Recessed ceiling spotlights, UPVC double glazed frosted window to the front.

BEDROOM TWO

17'11" x 8'2" [min] x 9'4" [max] [5.48m x 2.51m [min] x 2.85m [max]]

Three UPVC double glazed windows to the rear, radiator, built in wardrobes and built in chest of drawers in addition to wardrobe.



BEDROOM THREE

9'8" x 11'5" [2.95m x 3.48m]

UPVC double glazed window to the rear, radiator, air conditioning unit, built in double wardrobe and built in single wardrobe.

BEDROOM FOUR

7'11" x 13'10" [2.42m x 4.23m]

UPVC double glazed window to the front with additional cupboard with door to left of window, radiator, built in wardrobe space, quality fitted wardrobes to one wall incorporating pan drawers.

OUTSIDE

To the front there is a shared driveway providing off road parking for two vehicles leading to the integral garage (measuring 5.18m x 2.91m) with electric door, power, lighting and housing the boiler. To the rear is a two-tiered composite decked patio areas, one with a glass balustrade overlooking the attractive garden split into two sections with planted borders and large timber decked patio area, perfect for entertaining and dining purposes, surrounded by timber fencing.



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.