

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

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01977 798 844



3, Millfield View, Wakefield, WF1 2FF

For Sale Freehold £465,000

Situated on this modern and attractive development in a highly desirable location, overlooking the green space and far reaching views beyond, is this spacious four bedroom detached family home, superbly appointed throughout, boasting a superb open plan kitchen dining room with patio doors to the garden and driveway providing off road parking for several vehicles.

The accommodation briefly comprises; entrance hall, spacious lounge, superb open plan kitchen dining room with patio doors to garden, utility room and a downstairs W.C. to complete the accommodation on the ground floor. To the first floor, there are four good sized bedrooms, bedroom one with en suite shower room facilities and the house bathroom. Outside, to the front of the property is an attractive lawned front garden with a block paved driveway and central paved pathway leading to the front door. To the side of the property is a tarmacadam driveway leading down to the detached garage and timber gate providing access to the rear garden. To the rear of the property is a landscaped rear garden, a paved patio area, perfect for outdoor dining and entertaining purposes with a low maintenance pebbled edge. The garden is fully enclosed by timber fencing.

Wrenthorpe plays host to a range of amenities including shops, schools and local bus routes travelling to and from Wakefield city centre. The M1 motorway network and Westgate Train Station are only a short drive away, ideal for the commuter wishing to work or travel further afield.

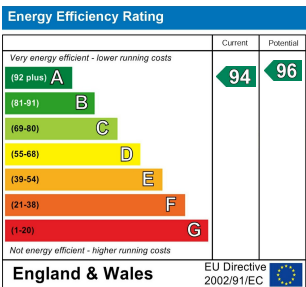
Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended to avoid any disappointment.

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

Composite front entrance door. Frosted UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing. Doors to downstairs W.C, open plan living kitchen dining room and to the living room.

DOWNSTAIRS W.C.

5'8" x 4'1" [1.74m x 1.26m]
UPVC double glazed frosted window to the front, extractor fan, central heating radiator. Low flush W.C., wall hung wash basin with mixer tap and tiled splashback.

LIVING ROOM

11'11" x 17'3" [3.65m x 5.27m]
UPVC double glazed window to the front, central heating radiator.



OPEN PLAN LIVING KITCHEN DINING ROOM

12'10" x 25'2" [3.93m x 7.68m]
UPVC double glazed window to the rear, UPVC double glazed sliding patio doors with UPVC double glazed panel windows on either side, spotlights, downlights, two central heating radiators. A range of wall and base units with granite worksurfaces over, tiled splashback, 1 1/2 stainless steel sink with drainer built into the worksurface and a mixer tap, integrated dishwasher, integrated twin oven and grill, four ring ceramic hob with black glass splashback and a chrome cooker hood over, integrated fridge, integrated freezer. Doors to utility room and storage cupboard.

UTILITY ROOM

6'8" x 5'8" [2.04m x 1.75m]
Composite side entrance door, extractor fan, spotlights, central heating radiator. A range of wall and base units with granite worksurface and granite upstands, stainless steel sink with mixer tap, plumbing and drainage for washing machine, space for a dryer.

FIRST FLOOR LANDING

Central heating radiator, loft access. Doors to four bedrooms and the house bathroom.

BEDROOM ONE

11'11" x 15'5" [max] x 13'9" [min] [3.64m x 4.70m [max] x 4.2m [min]]
UPVC double glazed window to the front, central heating radiator. A range of fitted wardrobes to one side, door to en suite.



EN SUITE SHOWER ROOM

4'2" x 8'4" [1.29m x 2.55m]
Frosted UPVC double glazed window, central heating radiator, extractor fan. Low flush W.C., wall hung wash basin with mixer tap, enclosed shower cubicle with glass sliding door and mixer shower.



BEDROOM TWO

13'4" x 9'2" [4.08m x 2.81]
UPVC double glazed window to the front, central heating radiator, fitted double wardrobe with sliding doors.



BEDROOM THREE

11'2" x 8'4" [min] x 9'7" [max] [3.41m x 2.55m [min] x 2.93m [max]]
UPVC double glazed window to the rear, central heating radiator.

BEDROOM FOUR

7'3" x 7'6" [min] x 9'1" [max] [2.21m x 2.30m [min] x 2.79m [max]]
UPVC double glazed window to the rear, central heating radiator, fitted double wardrobe with sliding doors.

BATHROOM

5'9" x 7'7" [min] x 10'8" [max] [1.77m x 2.33m [min] x 3.26m [max]]
Frosted UPVC double glazed window to the side, central heating radiator, spotlights, extractor fan, door to airing cupboard. Panelled bath with mixer tap, glass shower screen and mixer shower over, wall hung wash basin with mixer tap, built in vanity mirror, low flush W.C..



OUTSIDE

To the front of the property is an attractive lawned front garden with a block paved driveway and central paved pathway leading to the front door. Running down the side of the property is a tarmacadam driveway providing further off road parking and leading to a single detached garage [5.74m x 2.96m] with a remote control electric garage door. To the rear of the property there is a timber gate from the side providing access to the landscaped rear garden, a paved patio area perfect for outdoor dining and entertaining purposes with a low maintenance pebbled edge and a timber shed behind the garage. The garden is fully enclosed by timber fencing and mature bushes and trees.



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.

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.

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.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"We love everything about the property and have been very happy living here. The house is light and airy. In winter it feels warm and cosy. A perfect spacious family home. The 'Green' is a great space for all to enjoy and it is a very friendly neighbourhood. Proximity to amenities is a bonus. Wrenthorpe Park is a 15 minute walk away and has a tennis court, multi use sports court, bowling, play area and extensive areas for walking or running. If you are feeling energetic the City centre is walkable."