

WAKEFIELD

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14 Sherwood Drive, Wakefield, WF2 7QT

For Sale Freehold £360,000

Well presented throughout is this four bedroom detached family home offered to the market with no onward chain and benefitting from modern fitted and bathrooms, driveway parking for two vehicles and an enclosed tiered rear garden.

The property briefly comprises of the kitchen/breakfast room, downstairs w.c., living/dining room and office [previously the garage]. The first floor landing leads to four bedrooms [main with en suite shower room] and main house bathroom. Outside to the front is a lawned garden and driveway providing off road parking for two vehicles with electric car charging point. To the rear is an enclosed tiered garden with lawned area with paved patio areas, perfect for outdoor dining and entertaining.

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.

The property is well placed for local amenities including shops and within the catchment area of St James Academy and Hendal Primary 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 superstore, Pugneys Water Park and Newmillerdam Country Park are a short distance away.

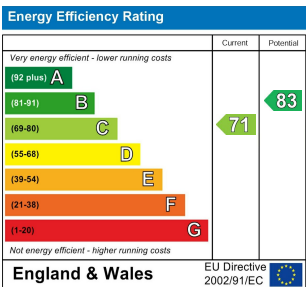
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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



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 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.

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 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.

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 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

KITCHEN/BREAKFAST ROOM

12'11" x 18'4" [max] x 11'5" [min] [3.95m x 5.61m [max] x 3.48m [min]]
Composite front entrance door. Range of modern shaker style wall and base units with granite work surface over, inset 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a Range style cooker with stainless steel extractor hood. Central island with base units and granite work surface over, integrated fridge/freezer and integrated dishwasher. Spotlights to the ceiling, anthracite column central heating radiator, set of bi-folding doors to the office, stairs to the first floor landing and UPVC double glazed windows to the front and side. Doors to the lounge/diner and downstairs w.c.

W.C.

6'2" x 3'6" [1.9m x 1.07m]
Low flush w.c., wash basin with mixer tap and storage below, UPVC double glazed frosted window to the side and anthracite ladder style radiator.

DINING AREA

10'2" x 9'8" [3.1m x 2.96m]
UPVC double glazed sliding doors, central heating radiator and coving to the ceiling.



LIVING ROOM

13'6" x 11'8" [max] x 11'1" [min] [4.13m x 3.58m [max] x 3.4m [min]]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and gas fireplace with marble hearth, surround and wooden mantle.



OFFICE

8'0" x 10'10" [2.45m x 3.32m]
Previously a garage but has been converted into an office. Space and plumbing for a washing machine, spotlights to the ceiling, anthracite column central heating radiator and UPVC double glazed window to the front.



FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side, storage cupboard and doors to four bedrooms and house bathroom.

BEDROOM ONE

10'6" x 12'9" [max] x 6'3" [min] [3.22m x 3.9m [max] x 1.92m [min]]
Range of fitted wardrobes, central heating radiator, UPVC double glazed window to the front and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'5" x 9'3" [1.36m x 2.83m]
Low flush w.c., wash basin with mixer tap and storage, shower cubicle with glass shower screen. Anthracite ladder style radiator and UPVC double glazed frosted window to the front.



BEDROOM TWO

10'7" x 9'4" [3.24m x 2.86m]
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM THREE

10'7" x 10'4" [max] x 4'6" [min] [3.24m x 3.15m [max] x 1.38m [min]]
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM FOUR

9'4" x 6'4" [2.85m x 1.95m]
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

5'5" x 6'5" [1.67m x 1.96m]
Three piece suite comprising concealed cistern low flush w.c., wash basin with granite work surface and mixer tap, panelled bath with mixer tap and mains overhead shower. UPVC double glazed frosted window to the side, extractor fan, spotlights and chrome ladder style radiator.



OUTSIDE

To the front of the property is a lawned garden with shrubs and mature tree. A driveway provides off road parking for two vehicles with an electric car charging point. To the rear is a tiered garden with lawned areas with paved patio area incorporating steps leading up to a further paved patio area, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.