

WAKEFIELD

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4 Ruby Close, Wakefield, WF1 2HD

For Sale Freehold Offers Over £500,000

Situated within a modern and sought after development is this superbly presented five bedroom detached family home, originally constructed by renowned builder Charles Church, this luxury property offers spacious and versatile accommodation complemented by high quality fixtures and fittings throughout. The property benefits from a contemporary kitchen and bathrooms, ample off street parking, a detached garage and a private enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall, guest w.c., versatile office/playroom and a spacious open plan kitchen/dining/living area, ideal for modern family living, with a separate utility room for added convenience. To the first floor, a central landing leads to five generously proportioned bedrooms, including a principal suite with en suite bathroom and a stylish four piece family bathroom. Externally, the front of the property features a lawned garden and driveway providing parking for multiple vehicles, leading to a larger than average single detached garage with an electric car charging point. The rear garden is enclosed and laid mainly to lawn with a paved patio seating area and garden shed, offering an ideal space for outdoor entertaining and family use.

Well positioned for a wide range of local amenities, including reputable schools and shops, the property also enjoys excellent transport links with easy access to Leeds and beyond via the nearby M1 motorway.

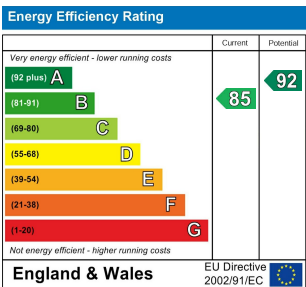
An internal inspection is essential to fully appreciate the quality on offer in this exceptional family home. An early viewing is strongly advised.

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.



ACOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing with understairs storage cupboard and doors to the lounge, open plan kitchen/dining/living space, downstairs w.c. and office/play room.

LOUNGE

11'5" x 17'0" [3.48m x 5.2m]
UPVC double glazed window to the front and central heating radiator.



OFFICE/PLAY ROOM

9'4" x 10'0" [2.85m x 3.05m]
UPVC double glazed window to the front and central heating radiator.

W.C.

3'1" x 5'8" [0.95m x 1.75m]
Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

KITCHEN/DINING/LIVING ROOM

28'0" x 12'7" [max] x 10'7" [min] [8.55m x 3.85m [max] x 3.25m [min]]
Range of modern fitted shaker style wall and base units with quartz work surface over, inset 1/2 sink and drainer, integrated oven with four ring electric hob and extractor hood. Space and plumbing for an American style fridge/freezer, integrated

dishwasher. UPVC double glazed window to the rear, two sets of UPVC double glazed French doors to the rear garden, door to the utility and two central heating radiators.



UTILITY

5'10" x 5'8" [1.8m x 1.75m]
Modern fitted shaker style wall and base units with quartz work surface over, space and plumbing for a washing machine and tumble dryer. Matching cupboard housing the Ideal boiler, composite side door, central heating radiator and extractor fan.

FIRST FLOOR LANDING

Loft access, storage cupboard and doors to five bedrooms and bathroom.

BEDROOM ONE

14'5" x 14'5" [max] x 5'1" [min] [4.4m x 4.4m [max] x 1.55m [min]]
UPVC double glazed windows to the front, Hammonds fitted wardrobes, central heating radiator and door to the en suite bathroom.



EN SUITE BATHROOM/W.C.

8'5" x 7'4" [2.57m x 2.26m]
Four piece suite comprising low flush w.c., pedestal wash basin, panelled bath and separate shower cubicle with mains overhead shower. UPVC double glazed frosted window to the side, extractor fan and chrome ladder style radiator.

BEDROOM TWO

9'3" x 13'3" [max] x 11'4" [min] [2.84m x 4.06m [max] x 3.47m [min]]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

11'9" x 10'0" [max] x 11'5" [min] [3.6m x 3.05m [max] x 3.5m [min]]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

10'8" x 8'5" [3.26m x 2.57m]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FIVE

6'6" x 8'5" [2.0m x 2.58m]
Hammonds fitted wardrobes, storage shelving, UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

8'1" x 8'4" [max] x 5'7" [min] [2.47m x 2.55m [max] x 1.72m [min]]
Four piece suite comprising low flush w.c., pedestal wash basin, panelled bath and separate shower cubicle with electric shower. UPVC double glazed frosted window to the side, extractor fan and chrome ladder style radiator.



OUTSIDE

To the front of the property is a lawned garden and a driveway providing off road parking for several vehicles running down the side property to the larger than average single detached garage [4.38m x 5.78m] with up and over door, side door, light and electric charging point. To the rear is lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, timber shed, fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.