



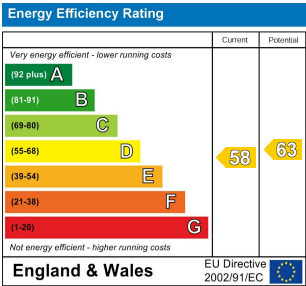
Total area: approx. 244.9 sq. metres (2636.3 sq. feet)

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.



WAKEFIELD	OSSETT	HORBURY
01924 291 294	01924 266 555	01924 260 022
NORMANTON	PONTEFRACT & CASTLEFORD	
01924 899 870	01977 798 844	



23a Low Moor Lane, Woolley, Wakefield, WF4 2LJ

For Sale Freehold £675,000

Individually designed to exacting standards and offering substantial, spacious and versatile accommodation throughout. Originally built in 1994, this stunning four bedroom detached executive home is in a prime part of Woolley.

The accommodation benefits from UPVC double glazing and central heating from Hunter 80B multi fuel central heating stove, which also works in tandem with an oil fired Stanley Super Star 80,000, which is a traditional cast iron cooker. Fully comprises of entrance porch, reception hallway, office, lounge, formal dining room, kitchen with breakfast room, conservatory fitted with a Supa-Lite tiled roof system, utility room, downstairs w.c. and a further entrance porch. First floor galleried landing leading to four bedrooms, two with en suites in addition to the main bathroom/w.c. Outside, there is gated access to a courtyard setting providing ample off road parking and leading to the attached double garage with electric door. To the rear there is a generous sized lawned garden incorporating feature Yorkshire stone patio, large greenhouse 32ft x 12ft approx with staging and electric, a Dutch barn type shed with electricity also and a stone built outhouse suitable to house garden machinery etc. There is a good sized pond with pond plants, pump and waterfall.

Situated in a prime part of Woolley the property is well placed to local amenities including shops and schools, local bus routes are nearby and the area is great for surrounding walks.

Simply a fantastic home ideal for the growing family and truly deserves an early appraisal to fully reveal the accommodation on offer. There is also further potential to develop or extend, subject to the relevant permissions and consents.



ACCOMMODATION

ENTRANCE PORCH

5'10" x 5'1" (1.78m x 1.55m)
Entrance door, UPVC windows, parquet flooring, entrance door into the entrance hallway.

RECEPTION HALLWAY

Solid balustrade staircase leading to the first floor galleried landing, solid wood flooring, radiator, coving to the ceiling, doors to understairs cloaks storage, downstairs w.c., utility room, office, lounge and kitchen. Dado rail.



DOWNSTAIRS W.C.

Low flush w.c., wash basin over vanity cupboard, part tiled walls, wood flooring, radiator, UPVC double glazed frosted window to the front, coving to the ceiling.

UTILITY ROOM

7'6" x 14'1" (2.29m x 4.31m)
Work surface over base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, drawers, radiator, vinyl flooring, two UPVC double glazed windows to the side, UPVC side entrance door, door to the second entrance.

FURTHER ENTRANCE PORCH

10'5" x 11'6" (3.19m x 3.53m)
UPVC side entrance door with window pane, vinyl flooring.

OFFICE

10'8" into bay x 11'5" (3.27m into bay x 3.48m)
UPVC double glazed walk in bay window, radiator, fitted bookcase, shelving and storage cupboards, dado rail, coving to the ceiling, double doors into the dining room.

LIVING ROOM

17'8" x 11'6" (5.39m x 3.52m)
Inglenook fireplace with Hunter 80B multi fuel burner (powers the heating and the water) set into a brick built recess, which also has UPVC double glazed windows to either side, Yorkshire stone hearth and timber framed surrounds. Dado rail, two radiators, UPVC double glazed French doors into the conservatory.



CONSERVATORY

21'0" x 12'4" max x 8'7" min (6.42m x 3.77m max x 2.62m min)
Benefiting from a Supa-Lite tiled roof system with UPVC double glazed windows to the rear and sides, French doors leading out to the outside and further French doors into the dining room, as well as the breakfast room.



KITCHEN

11'1" x 12'2" (3.39m x 3.72m)
A range of solid oak wall and base units with feature granite transformation work surface over incorporating 1 1/2 stainless steel sink and drainer, stainless steel five ring gas hob, drawers, tiled floor, integrated Neff double oven and grill, UPVC double glazed window to the side, Stanley cast iron cooker which is oil fired (tank within the garage) and an integrated dishwasher. Exposed brick archway into breakfast room and door into the formal dining room. French doors into the conservatory.

BREAKFAST ROOM

12'4" x 11'1" x 11'7" into bay (3.77m x 3.65m x 3.54m into bay)
UPVC double glazed walk in bay window to the rear, two radiators, solid wood flooring, exposed beam to the ceiling, UPVC double glazed French doors into the conservatory

FORMAL DINING ROOM

10'4" x 12'9" (3.17m x 3.91m)
UPVC double glazed French doors into the conservatory, solid wood flooring, dado rail, coving to the ceiling and radiator.

FIRST FLOOR GALLERIED LANDING

Coving to the ceiling, dado rail, radiator, three UPVC double glazed windows to the front, two storage cupboards.

BEDROOM ONE

20'11" x 11'0" max x 3'5" min (6.38m x 3.37m max x 1.06m min)
Entrance recess with door to the en suite shower room, steps lead up to the main bedroom area with wooden balustrade, four UPVC double glazed windows, exposed wooden beam and radiator. Coving to the ceiling and dado rail.



EN SUITE SHOWER ROOM/W.C.

7'3" x 6'8" (2.22m x 2.05m)
Recessed shower cubicle, wash basin set in vanity unit, low flush w.c., frosted window, radiator, part tiled walls, further ladder style radiator, wall light and tiled floor.

BEDROOM TWO

9'4" x 9'7" (2.86m x 2.93m)
A range of fitted wardrobes incorporating mirrors, UPVC double glazed window to the front, radiator, dado rail, coving to the ceiling and door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

2'6" x 7'1" into shower (0.78m x 2.18m into shower)
Electric shower, part tiled walls, wash basin and low flush w.c. UPVC double glazed frosted window to the side.

BEDROOM THREE

11'3" x 12'11" (3.43m x 3.96m)
UPVC double glazed window and feature diamond window, radiator and fitted wardrobes. Coving to the ceiling.

BEDROOM FOUR

12'11" x 11'7" (3.94m x 3.54m)
Coving to the ceiling, UPVC double glazed window to the front, radiator, fitted wardrobes.

BATHROOM/W.C.

10'0" max x 10'9" max x 3'5" min (3.06m max x 3.29m max x 1.05m min)
Panelled bath into recess, wash basin set into vanity unit, enclosed shower cubicle and low flush w.c. Two UPVC double glazed frosted windows to the rear (one being a feature diamond window), tiled floor and partially tiled walls. Radiator.

OUTSIDE

A generous sized lawned garden to the rear, well stocked with an array of plants, trees, fruit trees and shrubs. Yorkshire stone terrace patio, ornate pond, large greenhouse, large timber frame work shed, which could be used for a variety of purposes and further additional outhouse. To the front, the property enjoys a set back position from the road side with electric gated access with intercom to a large block paved courtyard setting providing ample off road parking leading to a double attached garage with electric door having plants and shrubs bordering. The property enjoys some fantastic views from bedroom two of fields and countryside. Stone steps and pathways.



DOUBLE GARAGE

17'4" x 16'8" (5.29m x 5.10m)
UPVC double glazed frosted window to the side, light, power and oil tank.

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.

COUNCIL TAX BAND

The council tax band for this property is F

EPC RATING

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

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.