



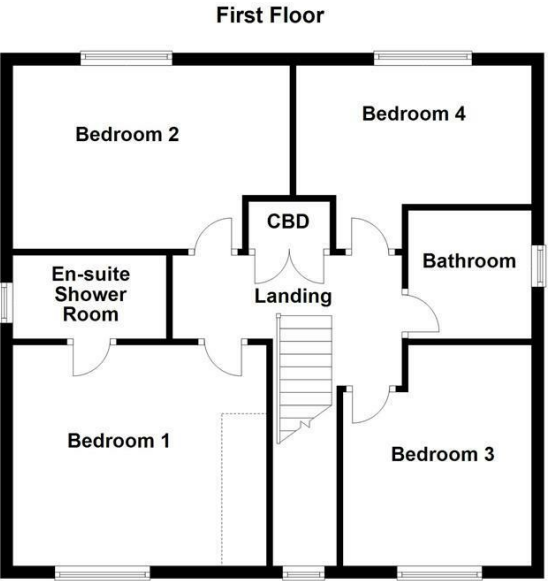
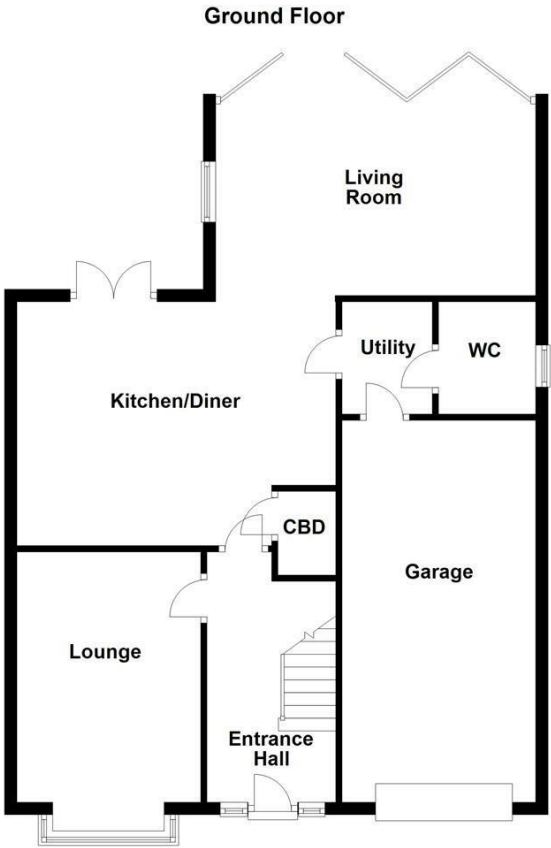
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

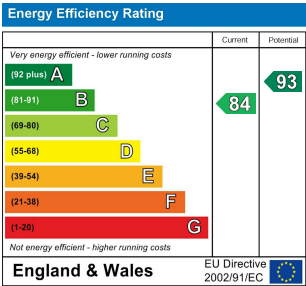


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



47 Wolfenden Way, Wakefield, WF1 3FA

For Sale Freehold £499,000

Nestled within a highly sought after modern development is this superbly presented four bedroom detached family home offering stylish and spacious accommodation throughout, the property features a modern fitted kitchen and bathrooms, well proportioned reception space, ample off street parking and attractive gardens.

The accommodation briefly comprises an entrance hall giving access to the lounge and open plan kitchen/diner. The kitchen/diner is the heart of the home, opening onto the rear garden, and also provides access to the lounge, utility room and a useful storage cupboard. The utility connects to the downstairs w.c. and to the single integral garage with power and light. The first floor landing leads to four well proportioned bedrooms, a family bathroom, storage cupboard, and loft access. The principal bedroom benefits from its own en suite shower room. Externally, the front garden is mainly lawned alongside a tarmac driveway providing off road parking for two vehicles and leading to the garage. To the rear, the garden is predominantly laid to lawn with wood chipped borders and a paved patio, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The location is particularly well suited to families, with local shops and well regarded schools within walking distance. Wakefield city centre and its wider range of amenities are easily accessible, with Pinderfields Hospital. Excellent transport links include local bus routes, Wakefield Westgate train station and convenient access to the M1 and M62 motorway networks, ideal for commuters.

A truly impressive home that must be viewed internally to fully appreciate the quality and space on offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front door with stairs to the first floor landing, central heating radiator and doors to the lounge and kitchen/diner.

LOUNGE

10'0" x 17'0" [3.06m x 5.2m]
UPVC double glazed door to the side, bi-folding doors to the rear garden and central heating radiator.

KITCHEN/DINER

16'7" x 13'0" max x 11'1" min [5.07m x 3.98m max x 3.4m min]
Fitted with a range of modern wall and base units with laminate work surface, stainless steel 1.5 sink and drainer with mixer tap, four ring hob with extractor hood above, integrated double oven and warming tray, integrated fridge/freezer and integrated dishwasher. Opening to the living room, with doors to a storage cupboard, the utility and a set of UPVC double glazed French doors to the rear garden. Spotlights to the ceiling and central heating radiator.



LIVING ROOM

13'3" x 9'8" [4.04m x 2.97m]
UPVC double glazed box window to the front and central heating radiator.



UTILITY ROOM

6'2" x 4'9" [1.9m x 1.47m]
Spotlights to the ceiling, extractor fan, modern wall and base units with laminate work surface and stainless steel sink with mixer tap. Space and plumbing for a washing machine, door to the downstairs w.c. and internal door to the garage.

W.C

5'1" x 5'3" [1.57m x 1.62m]
Spotlights to the ceiling, extractor fan, frosted UPVC double glazed window to the side, central heating radiator, concealed system low flush w.c. and wall mounted wash basin with mixer tap.

GARAGE

9'11" x 19'9" [3.04m x 6.03m]
Up and over door, with power and lighting.

FIRST FLOOR LANDING

Loft access, central heating radiator, double doored storage cupboard, and doors to four bedrooms and the house bathroom.

BEDROOM ONE

13'1" x 11'11" [4.01m x 3.64m]
Fitted wardrobes with sliding doors, central heating radiator, UPVC double glazed window to the front and door to the en suite shower room.



EN SUITE SHOWER ROOM

4'5" x 8'1" [1.37m x 2.48m]
Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, spotlights, extractor fan, concealed system low flush w.c., ceramic wash basin set within a vanity storage unit with mixer tap, and shower cubicle with mains fed overhead shower and handheld attachment with glass screen.



BEDROOM TWO

14'6" x 9'0" max x 6'1" min [4.42m x 2.76m max x 1.87m min]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

10'2" x 11'4" max x 8'11" min [3.11m x 3.46m max x 2.72m min]
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR

12'6" x 9'1" max x 6'1" min [3.82m x 2.77m max x 1.87m min]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

6'1" x 6'4" [1.87m x 1.95m]
Frosted UPVC double glazed window to the side, spotlights, extractor fan, chrome ladder style central heating radiator, concealed system low flush w.c., ceramic wash basin set within a vanity storage unit with mixer tap and a panelled bath with mixer tap, mains fed overhead shower and handheld attachment and glass screen.



OUTSIDE

To the front the garden laid to lawn and a tarmac driveway providing off road parking for two vehicles leading to the single integral garage. To the rear is a lawned garden with a woodchipped section and paved patio area, ideal for outdoor dining and entertaining, fully enclosed 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.