



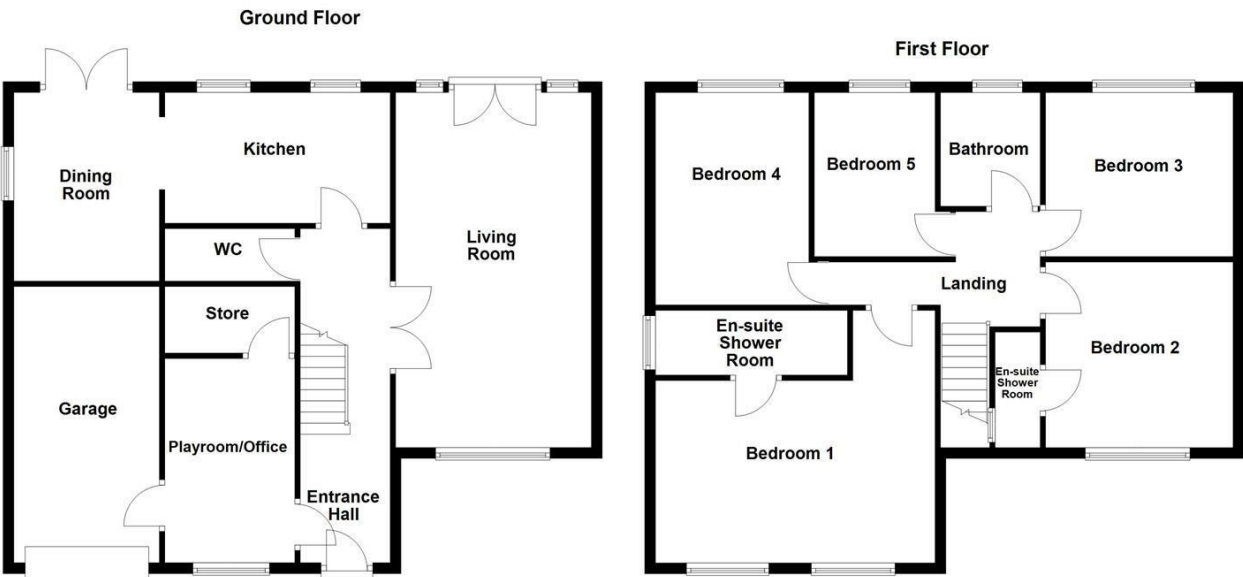
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01924 266 555

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15 Stoneybrook Close, Bretton, Wakefield, WF4 4TP

For Sale Freehold £595,000

Situated within the highly sought after village of West Bretton, in a select cul-de-sac position is this superbly appointed and exceptionally spacious five bedroom detached executive family home. Beautifully presented throughout, the property benefits from UPVC double glazing and oil fired central heating, offering well planned and versatile accommodation ideal for modern family living.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, open plan kitchen and dining area, downstairs w.c., and a versatile playroom/home office, together with an integral garage. To the first floor landing are five well proportioned bedrooms, two of which feature modern en suite shower rooms, along with a contemporary family bathroom. Externally, the property occupies an attractive plot with a lawned front garden and a tarmacadam driveway providing ample off-street parking for three to four vehicles, leading to the integral garage. To the rear, there is a beautifully landscaped, two tiered garden incorporating a lawned section and an Indian stone terrace patio, perfect for outdoor dining and entertaining. The oil tank is neatly positioned to the side of the property.

West Bretton is a highly desirable and picturesque village, surrounded by stunning countryside, and within walking distance of the world renowned Yorkshire Sculpture Park. The area also benefits from excellent local amenities, including highly regarded schools, Blacker Hall Farm Shop, and nearby golf courses at Midgley and Woolley. The property is ideally placed for those commuting further afield, with easy access to junctions 38 and 39 of the M1 motorway.

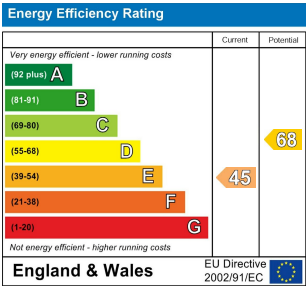
A truly outstanding family home that offers space, quality, and an enviable setting, an early viewing is highly recommended to fully appreciate all that is on offer and to avoid disappointment.

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

UPVC entrance door, Karndean flooring, radiator and recessed spotlights. Solid oak staircase to the first floor landing, French doors leading into the living room and doors to the downstairs w.c. and kitchen.

W.C.

Fitted with a low flush w.c., wash basin with splashback, Karndean flooring, radiator, and recessed spotlights.

PLAYROOM/OFFICE

80" x 120" [2.45m x 3.68m]
Coving to the ceiling, radiator and a frosted UPVC double glazed window to the front elevation. Doors leading to the integral garage and cloakroom/store [1.11m x 2.48m].

INTEGRAL GARAGE

85" x 161" [2.58m x 5.16m]
Light and power and an up and over door to the front.

LIVING ROOM

21'10" x 12'1" [6.67m x 3.69m]
A spacious family room with coving to the ceiling, dado rail, two radiators, a feature fireplace with decorative stone surround, UPVC double glazed window to the front and UPVC French doors with side panels opening onto the rear garden.

KITCHEN

81'0" x 13'10" [2.70m x 4.24m]
Fitted with a stylish range of wall and base units with matching work surfaces incorporating a 1.5 stainless steel sink and drainer with mixer tap, integrated dishwasher, space for a range cooker with stainless steel range master extractor hood above, display cabinets and mosaic tiled splashbacks. Travertine tiled flooring, space for an American style fridge freezer, and plumbing for an automatic washing machine. Two UPVC double glazed windows to the rear and recessed spotlights to the ceiling, with a square archway opening into the dining room.



DINING ROOM

8'11" x 12'5" [2.73m x 3.80m]
A UPVC double glazed window to the side, French doors to the rear, two contemporary portrait radiators, Travertine tiled flooring and coving to the ceiling.



FIRST FLOOR LANDING

Loft access with pull-down ladder [the loft is boarded along the centre and insulated by the current vendor]. Doors lead off to five bedrooms and the house bathroom.

BATHROOM/W.C.

6'10" x 7'9" [2.09m x 2.37m]
A freestanding contemporary bath with mixer tap and hand attachment, part Travertine tiled walls, low flush w.c., wash basin with pedestal, spotlights, chrome heated towel rail and a frosted UPVC double glazed window to the rear.



BEDROOM ONE

14'11" (max) x 10'7" (min) x 17'5" [4.57m (max) x 3.23m (min) x 5.31m]
A spacious principal suite with two contemporary radiators, two UPVC double glazed windows to the front, recessed spotlights and coving to the ceiling. A door leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'0" x 10'6" [1.23m x 3.22m]
A low flush w.c., wash basin with glass countertop and a walk in shower compartment with mixer shower, rainfall showerhead and separate attachment. Fully tiled within the shower, Travertine tiled flooring, recessed spotlights and a frosted UPVC double glazed window to the side elevation.



BEDROOM TWO

11'5" x 11'6" [3.49m x 3.51m]
A UPVC double glazed window to the front, radiator, coving to the ceiling and access to a contemporary en suite shower room.



EN SUITE SHOWER ROOM/W.C.

2'11" x 8'9" [0.91m x 2.67m]
A low flush w.c., wash basin with vanity drawers, and shower cubicle with electric shower. Fully tiled walls and flooring, chrome heated towel rail, spotlights, underfloor heating and a frosted UPVC double glazed window to the front.

BEDROOM THREE

11'6" x 10'4" [3.51m x 3.15m]
A UPVC double glazed window to the rear, radiator and coving to the ceiling.

BEDROOM FOUR

12'11" x 8'11" [3.95m x 2.72m]
A radiator, coving to the ceiling and UPVC double glazed window to the rear.

BEDROOM FIVE

10'3" x 8'3" (max) x 7'3" (min) [3.14m x 2.54m (max) x 2.23m (min)]
A radiator, coving to the ceiling and UPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a lawned garden and a tarmac driveway providing off street parking for three to four vehicles, leading to the integral garage with up and over door. Gated access leads to a two tiered, attractive rear garden, laid mainly to lawn with an Indian stone terrace patio, ideal for outdoor dining and entertaining. There is a stone flagged path to the rear and sides, and the oil tank is located to the side of the property.



PLEASE NOTE

- The property has an oil fired central heating system.
- The property is in a conservation area

COUNCIL TAX BAND

The council tax band for this property is F.

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 Ossett 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.