

# enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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## Wolfenden Way, Wakefield, WF1 3FA Five Bedroom Detached, **£600,000**

**Expansive and Executive Style Family Home**

- : Modern Open Plan Dining Kitchen : Utility Room and Downstairs W/C**
- : Lounge and Family Room : Modern En-Suites to Both Master and Guest Bedrooms**
- : Modern House Bathroom : Sunny Positioned Garden with Outside Entertaining Area : Expansive Driveway and Double Garage**
- : Close to Local Amenities, Schools and Transport Links**



## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive five bedroom, detached property situated within a popular residential area of Wakefield.

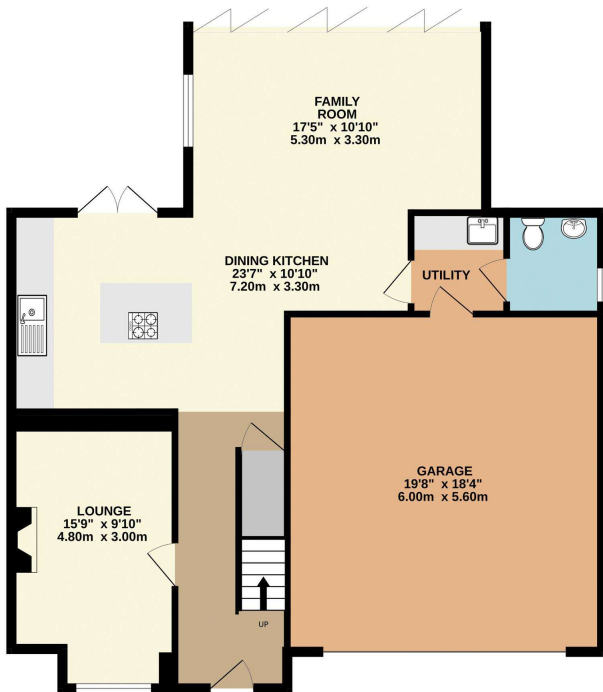
Beautifully presented, this family home is located close to a full range of amenities found locally, within Wakefield city centre and Junction 32 Outlet Village all of which have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at primary, secondary and tertiary levels as well as comprehensive transport links into Wakefield, Doncaster, Leeds and London.

The property briefly comprises; to the ground floor, entrance hallway, good sized modern open plan dining kitchen, family room, lounge, downstairs w/c and utility room. To the first floor; master bedroom with modern en-suite shower room, guest bedroom with modern en-suite, two other good sized double bedrooms, single bedroom and a modern three piece house bathroom.

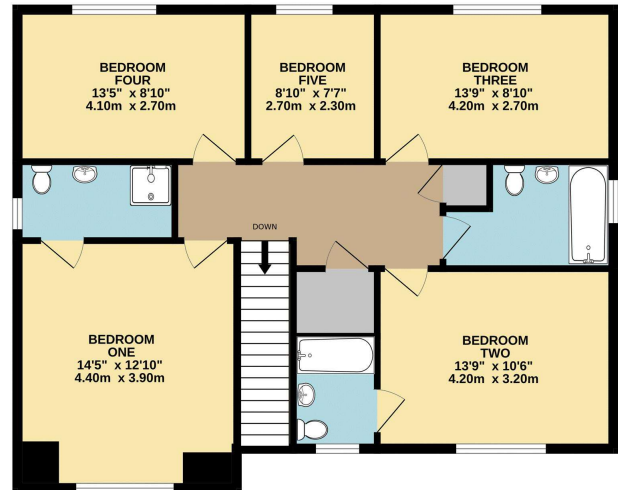
The property further benefits from having a southerly facing garden to the rear with an expansive patio/seating area that is ideal for outside entertaining. Multiple off street parking is provided by means of a double driveway and double integral garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Council Tax Band F. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA: 1992 sq.ft. (185.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Entrance Hallway 15' 9" x 6' 7" (4.8m x 2m)

Enter through composite door to front aspect, double glazed opaque window to front aspect, wood effect luxury vinyl tiling to floor, recess spotlighting, gas central heating radiator, stairs to first floor landing, opening through to dining kitchen, door leading through to lounge.

#### Lounge 15' 9" x 9' 10" (4.8m x 3m)

Wood effect luxury vinyl tiling to floor throughout, UPVC double glazed window to front aspect and a gas central heating radiator.

#### Dining Kitchen 10' 10" x 23' 7" (3.3m x 7.2m)

Kitchen having matching high and low level storage units with quartz work surfaces over, complimentary splash backs, inset ceramic sink, half sink and drainer with chrome mixer tap, integrated oven and grill, space for full size fridge freezer, integrated dishwasher, recess spotlighting, a kitchen island with integrated four-ringed gas hob with extractor fan over, wood effect luxury vinyl tiling to floor throughout, UPVC double glazed French doors leading to rear patio, opening through to dining area which has wood effect luxury vinyl tiling to floor, gas central heating radiator, useful understairs storage cupboard and door leading through to utility.

#### Family Room 10' 10" x 17' 5" (3.3m x 5.3m)

Wood effect luxury vinyl tiling to floor, gas central heating radiator and UPVC double glazed window to side aspect and UPVC bi-folding doors to rear aspect giving access to patio area.

#### Utility 5' 11" x 5' 7" (1.8m x 1.7m)

Low level storage unit with laminate square edged work surface and matching splash back over, wood effect luxury vinyl tiling to floor, inset stainless steel sink with chrome mixer tap, space and plumbing for washing machine, gas central heating radiator, recess spotlighting and door leading through to downstairs W/C and door leading through to garage.

#### Downstairs W/C 5' 11" x 5' 7" (1.8m x 1.7m)

A two piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern, a wall-mounted hand wash basin with chrome mixer tap, wood effect luxury vinyl tiling to floor, tiled walls, gas central heating radiator, recess spotlighting and UPVC double glazed window to side aspect.

#### First Floor Landing

Loft access, gas central heating radiator, useful storage cupboards housing the boiler and doors leading into other rooms.

#### Bedroom One 14' 5" x 12' 10" (4.4m x 3.9m)

UPVC double glazed window to front aspect, gas central heating radiator, built-in wardrobes with sliding doors, wood effect luxury vinyl tiling to floor and a door leading to en-suite.

#### En-Suite 4' 7" x 9' 2" (1.4m x 2.8m)

Three piece suite comprising of a low level W/C with soft close mechanism and hidden cistern, a wall-mounted hand wash basin with chrome mixer tap and a walk-in mains fed thermostatic controlled twin shower, wood effect luxury vinyl tiling to floor, recess spotlighting, tiled walls throughout, wall-mounted chrome heated towel rail, UPVC double glazed opaque window to side aspect and a built-in storage cupboard.

#### Bedroom Two 10' 6" x 13' 9" (3.2m x 4.2m)

UPVC double glazed window to front aspect, a gas central heating radiator and door leading to en-suite.

#### En-Suite 7' 10" x 5' 7" (2.4m x 1.7m)

Three piece suite comprising of a low level W/C, a wall-mounted hand wash basin with chrome mixer tap and bath with a mains fed thermostatic controlled shower, recess spotlighting, wall-mounted chrome heated towel rail and a UPVC double glazed opaque window to front aspect.

#### Bedroom Three 8' 10" x 13' 9" (2.7m x 4.2m)

Wood effect luxury vinyl tiling to floor, UPVC double glazed window to rear aspect and a gas central heating radiator.

#### Bedroom Four 8' 10" x 13' 5" (2.7m x 4.1m)

Wood effect luxury vinyl tiling to floor, UPVC double glazed window to rear aspect and a gas central heating radiator.

#### Bedroom Five 8' 10" x 7' 7" (2.7m x 2.3m)

Wood effect luxury vinyl tiling to floor, UPVC double glazed window to rear aspect and a gas central heating radiator.

#### House Bathroom 6' 3" x 9' 10" (1.9m x 3.0m)

Four piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern, a mounted hand wash basin with chrome mixer tap, a bath with chrome mixer tap and a handheld shower head attachment along with a mains fed thermostatic controlled shower over, tiled walls to splash prone areas, chrome wall-mounted heated towel rail, wood effect luxury vinyl tiling to floor, recess spotlighting and UPVC double glazed opaque window to side aspect.

#### Outside

Front of the property has a garden which is mainly laid to lawn with bushes and shrubs to borders, a stone walkway leading to front door, rear of the property accessed via a stone walkway through a timber gate. Rear of the property having a large block paved patio area in a sunny position with an outside tap, chrome and glass railings, steps leading down to a slate chippings area which runs the full length of garden, timber fencing to boundaries, additional storage to the side of the property. Multiple off-street parking is provided by a double tarmacked driveway leading to a very large integral garage with a Hormann electric door, power, lighting and a power point.

Property Details: D1