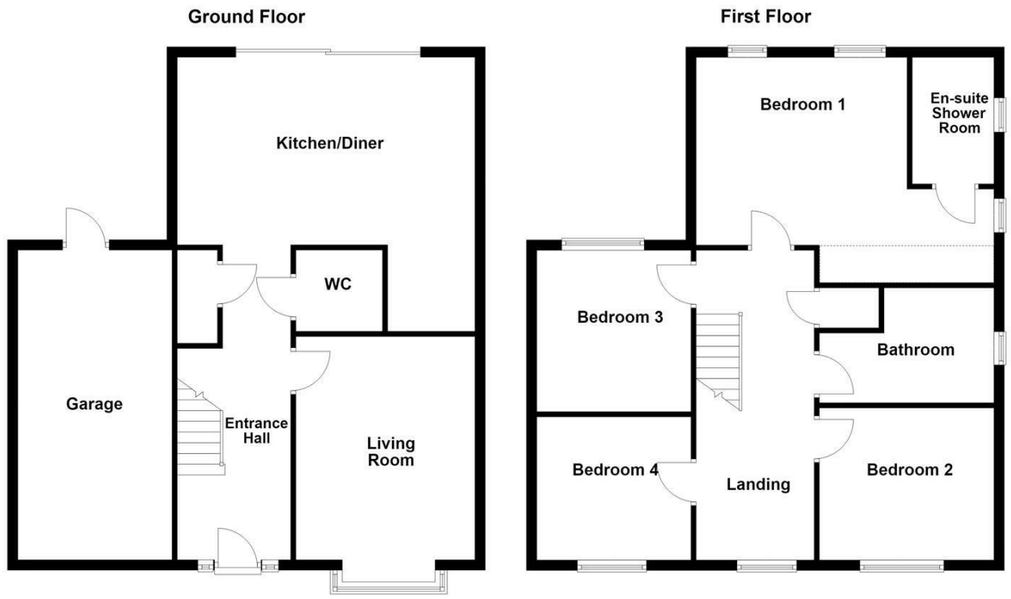
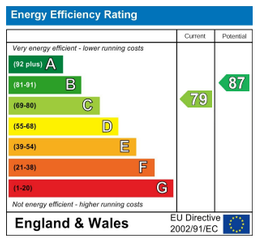




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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98 Wolfenden Way, Wakefield, WF1 3FA

For Sale Freehold £445,000

Situated within a popular modern development in Wakefield is this well presented and spacious four bedroom detached family home. Offering generous accommodation throughout, the property boasts a modern family bathroom, a double driveway, integral garage and landscaped two tier rear garden. The property further benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises a welcoming entrance hall with tiled flooring, staircase leading to the first floor landing, useful understairs storage and access to the living room, downstairs W.C., kitchen diner and integral garage. The spacious kitchen diner is fitted with a range of contemporary high gloss units and a selection of integrated appliances, with bi-folding doors opening directly onto the rear garden. The integral garage has a manual up-and-over door and also houses the gas central heating combination boiler. To the first floor, the landing provides loft access and leads to four bedrooms and the family bathroom. Bedroom one benefits from fitted wardrobes and access to a modern three piece en suite shower room, while bedrooms two, three and four are also well proportioned. Completing the accommodation is a contemporary three piece house bathroom. Externally, the property has a double tarmac driveway to the front providing off road parking, together with an adjoining lawned area. To the rear is an attractive enclosed two tier garden incorporating a lawn and paved patio area, providing an ideal space for outdoor dining and entertaining.

Ideally suited to growing and larger families, the property is conveniently positioned for a range of local shops, amenities and schools, while also offering excellent access to the motorway network and Pinderfields Hospital.

An early viewing is highly recommended to fully appreciate the space, presentation and accommodation this superb family home has to offer.



ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the entrance hall. Tiled flooring, central heating radiator and staircase providing access to the first floor landing. Openings provide access to the lounge, downstairs W.C., boot room and kitchen diner, together with internal access to the integral garage. A useful understairs storage area is currently utilised as a utility space, with provision for a washing machine and tumble dryer.

LOUNGE
14'2" x 11'3" (4.34m x 3.44m)
Oak effect laminate flooring, UPVC double glazed bay window overlooking the front elevation and central heating radiator.

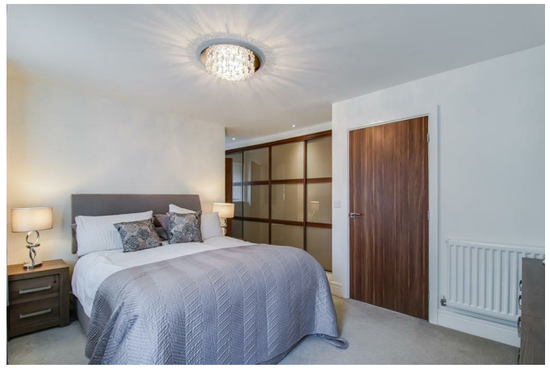


DOWNSTAIRS W.C.
4'9" x 4'10" (1.46m x 1.49m)
Tiled flooring, central heating radiator and fitted with a wall mounted wash basin with mixer tap and low flush W.C. Fully tiled walls, spotlight to the ceiling and extractor fan.

KITCHEN DINER
18'8" x 11'4" (5.70m x 3.46m)
Spacious open plan kitchen diner with tiled flooring, central heating radiator and UPVC double glazed bi-folding doors opening directly onto the rear patio and garden. The kitchen is fitted with a range of high gloss wall and base units with laminate work surfaces over, incorporating an inset stainless steel sink and drainer with mixer tap. Five ring Bosch gas hob with extractor hood above, integrated oven, integrated combination oven and integrated fridge freezer. Spotlights to the ceiling.

FIRST FLOOR LANDING
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and pull down loft access. Doors provide access to four bedrooms and the house bathroom, together with a useful airing cupboard.

BEDROOM ONE
18'10" x 12'4" (5.76m x 3.76m)
Generous double bedroom with a range of fitted wardrobes, carpeted flooring and central heating radiator. Two UPVC double glazed windows overlook the rear elevation, with a further UPVC double glazed window to the side elevation. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM
3'11" x 11'6" (1.20m x 3.51m)
Tiled flooring and fully tiled walls. Fitted with a wall mounted low flush W.C., vanity wash basin with separate hot and cold taps, chrome ladder style radiator and walk in double shower with overhead shower and separate shower attachment. Frosted UPVC double glazed window overlooking the side elevation, spotlights to the ceiling and extractor fan.



BEDROOM TWO
9'5" x 11'4" (2.89m x 3.47m)
Double bedroom with carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM THREE
9'8" x 9'6" (2.96m x 2.91m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM FOUR
9'0" x 9'4" (2.76m x 2.87m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BATHROOM
10'3" x 6'11" (3.13m x 2.13m)
Three piece suite comprising a low flush W.C. with concealed cistern, wall hung vanity unit with inset wash basin and double ended bath with waterfall shower head over. Part tiled walls, inset spotlights, shaver socket, tiled flooring, chrome ladder style heated towel radiator and frosted UPVC double glazed window to the side elevation.



OUTSIDE
To the front of the property is a double tarmac driveway providing off road parking, together with a lawned garden area. The driveway provides access to the integral garage and front entrance. To the rear is an enclosed two tier garden with lawned areas arranged across both levels, together with a paved patio area ideal for outdoor dining and entertaining. A paved pathway provides side access towards the front of the property. The garden is enclosed by timber fencing and enjoys a north-facing aspect.



INTEGRAL GARAGE
20'2" x 9'2" (6.16m x 2.80m)
Manual up and over door, power and lighting. The gas combination boiler is housed within the garage, with a composite rear entrance door providing access to the garden.

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.

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

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.