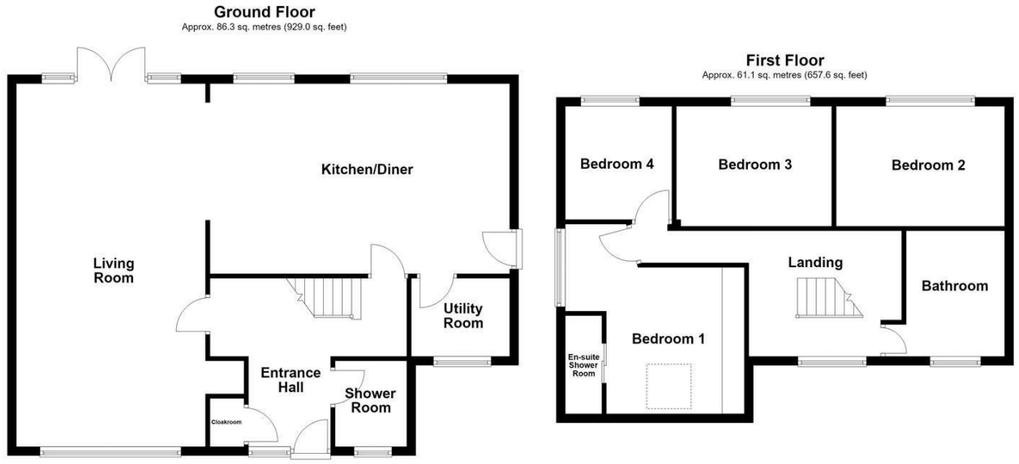
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 147.4 sq. metres (1586.6 sq. feet)



Old Hall House Westerton Road, Tingley, Wakefield, WF3 1PZ

For Sale Freehold £575,000

Enjoying a tucked away position is this impressive four bedroom detached executive family home, occupying a generous plot and benefitting from far reaching open aspect views over the nearby reservoir to the rear. Offering spacious and versatile accommodation, ample private parking and an attractive larger than average rear garden, this superb property is ideally suited to growing families.

The property is approached from the roadside via a private driveway, which initially passes an attractive lawned garden with mature trees before leading through sliding electric gates onto a generous pebbled parking area providing off road parking for several vehicles. Internally, the accommodation begins with a welcoming entrance hall, providing access to a modern downstairs shower room, useful built-in cloakroom cupboard and the spacious living room. The living room enjoys dual aspect windows, French doors opening onto the rear garden and leading through to the dining kitchen, creating an impressive L-shaped open plan arrangement ideal for both everyday family living and entertaining. The kitchen also benefits from an adjoining utility room, completing the ground floor accommodation. To the first floor are three double bedrooms, one single bedroom and a modern four piece house bathroom serving the landing. Bedroom one further benefits from fitted wardrobes and its own en suite shower room. Externally, double cast iron gates to the side provide access along a block paved pathway into the larger than average rear garden. Predominantly laid to lawn, the garden incorporates a generous paved patio area, ideal for al fresco dining and entertaining while taking full advantage of the scenic outlook. A timber summer house with UPVC double glazed French doors and window provides an excellent additional space and benefits from power and lighting. The garden also incorporates a useful wood store, exterior lighting and a combination of solid stone walling and timber fencing providing enclosure.

The property is conveniently situated within walking distance of local amenities and schools, with regular bus services providing access to Leeds and Wakefield city centres. The M1 and M62 motorway networks are also within easy reach, making the property particularly convenient for those travelling further afield.

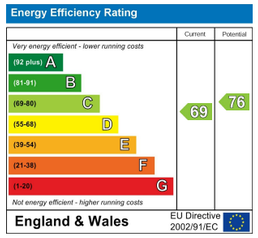
Only a full internal inspection will truly reveal the space, setting and quality this impressive family home has to offer. An early viewing is highly recommended.

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.

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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



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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.

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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 double glazed front entrance door leading into the entrance hall, with a frosted UPVC double glazed panel window overlooking the front aspect. Laminate flooring, inset spotlights to the ceiling, central heating radiator and staircase with handrail providing access to the first floor landing. Four doors provide access to the downstairs shower room, kitchen, living room and built-in cloakroom cupboard housing a central heating radiator.

DOWNSTAIRS SHOWER ROOM
5'3" x 6'4" (1.62m x 1.94m)
Fitted with a three piece suite comprising curved corner shower enclosure with electric shower, low flush W.C. and wash basin with chrome mixer tap set within a vanity unit with storage below. Fully tiled walls within the shower enclosure, half tiled walls elsewhere, fully tiled flooring, illuminated vanity mirror, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan and frosted UPVC double glazed window overlooking the front aspect.

LIVING ROOM
13'11" x 26'10" (4.26m x 8.19m)
Coving and inset spotlights to the ceiling, two central heating radiators and two contemporary dark grey wall mounted radiators. Feature cast iron multi fuel stove set on a slate hearth with solid wood mantle above, together with a UPVC double glazed window overlooking the front aspect. A set of UPVC double glazed French doors with adjoining glazed side panel opens onto the rear garden. Part laminate flooring. A feature archway leads through into the dining kitchen, creating an impressive L-shaped open plan living, dining and kitchen arrangement.

KITCHEN DINER
22'0" x 12'4" (6.72m x 3.76m)
Fitted with a range of wall and base units with solid wood work surfaces over, incorporating a single bowl sink and drainer with swan neck mixer tap. A central island houses a four ring ceramic hob, complemented by pendant lighting above. Twin integrated oven and grill, space for an American style fridge freezer, space and plumbing for a full size dishwasher and inset spotlights to the ceiling. The property also retains a Rayburn Supreme, set on a Yorkshire stone hearth with a decorative brick feature wall and solid wood mantle above. The Rayburn provides supplementary heat, while the property also benefits from a separate combination boiler controlling the main heating system. Two UPVC double glazed windows overlook the rear elevation and enjoy the open aspect views towards the reservoir beyond. Central heating radiator and laminate flooring. A timber door provides access into the separate utility room, while a UPVC double glazed side entrance door provides access to the side of the property.



UTILITY ROOM
5'10" x 6'11" (1.78m x 2.13m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and space for a tumble dryer beneath the work surface. Combination boiler, UPVC double glazed window overlooking the front aspect and laminate tiled flooring. Security intercom providing access control for the electric entrance gates.



FIRST FLOOR LANDING
UPVC double glazed window overlooking the front elevation, two central heating radiators and loft access with folding timber ladder. Five doors provide access to four bedrooms and the modern house bathroom.

BEDROOM ONE
10'2" x 14'0" (max) x 10'5" (min) (3.12m x 4.29m (max) x 3.18m (min))
Timber framed double glazed Velux style roof window with built-in blind to the front elevation, together with a UPVC double glazed window overlooking the side. Contemporary dark grey radiator and a range of fitted wardrobes to one wall providing excellent storage. Small access door into the eaves and sliding timber door providing access to the en suite shower room.



EN SUITE SHOWER ROOM
2'8" x 7'2" (0.83m x 2.19m)
Fitted with an enclosed shower cubicle with mixer shower and separate shower attachment, together with a low flush W.C. and wash basin. Fully tiled walls within the shower enclosure, fully tiled flooring, wall mounted chrome ladder style radiator and extractor fan.

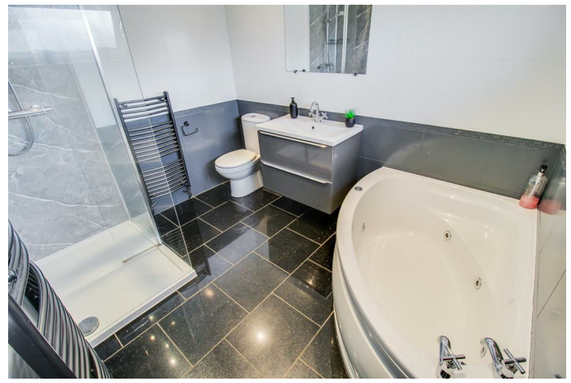
BEDROOM TWO
8'11" x 12'5" (2.72m x 3.81m)
UPVC double glazed window overlooking the rear elevation and enjoying the open aspect views beyond. Laminate flooring and central heating radiator.



BEDROOM THREE
8'11" x 11'7" (2.73m x 3.54m)
UPVC double glazed window overlooking the rear elevation and enjoying the far reaching views. Central heating radiator.

BEDROOM FOUR
8'6" x 8'0" (2.61m x 2.45m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM
9'3" x 8'3" (max) x 7'3" (min) (2.83m x 2.53m (max) x 2.22m (min))
Fitted with an impressive four piece suite comprising corner bath with Jacuzzi style jets and chrome taps, low flush W.C., large wash basin with chrome swan neck mixer tap set above floating high gloss vanity drawers, and a generous walk in shower enclosure with two fixed glazed screens. The shower area features a mixer shower with rainfall shower head and separate shower attachment, together with fully panelled walls. Fully tiled walls and flooring, black ladder style radiator, inset spotlights to the ceiling, extractor fan and frosted UPVC double glazed window overlooking the front elevation.



OUTSIDE
The property is approached from the roadside via a substantial L-shaped pebbled driveway, which passes an attractive manicured lawn with six mature trees before reaching the main electric gates. The property owns the driveway from the roadside through to the electric gates. Sliding electric cast iron gates provide access onto a further generous pebbled driveway immediately in front of the property, providing ample off road parking for several vehicles. There is a hot and cold external water connection beneath the utility window and a cold external water connection under the kitchen window, a double external power socket, two wall mounted lights and a Victorian style standing lamp positioned within the landscaped border. The frontage is enclosed by stone walling and timber fencing. Double cast iron gates provide access along a block paved pathway to the side of the property. Immediately to the rear is a generous paved patio area, ideal for outdoor dining and entertaining, complemented by three black up-and-down exterior wall lights. Beyond is an attractive lawned garden with manicured planted borders, enclosed by solid stone walling and timber fencing. The garden enjoys impressive panoramic open aspect views towards the reservoir beyond. A timber summer house with UPVC double glazed French doors, UPVC double glazed window, power and lighting provides an excellent additional space which could be utilised as a playroom, home bar or garden retreat. A timber door from the summer house provides access into the adjoining shed, which benefits from double timber doors. To the side of the main lawn is a central paved pathway with low maintenance pebbled borders, a further lawned section with two mature trees and a useful timber wood store.



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.