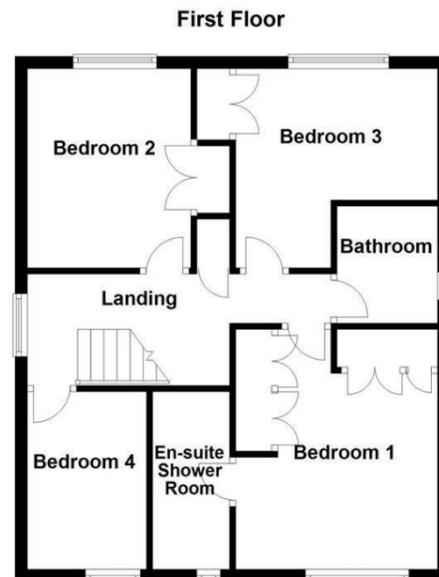
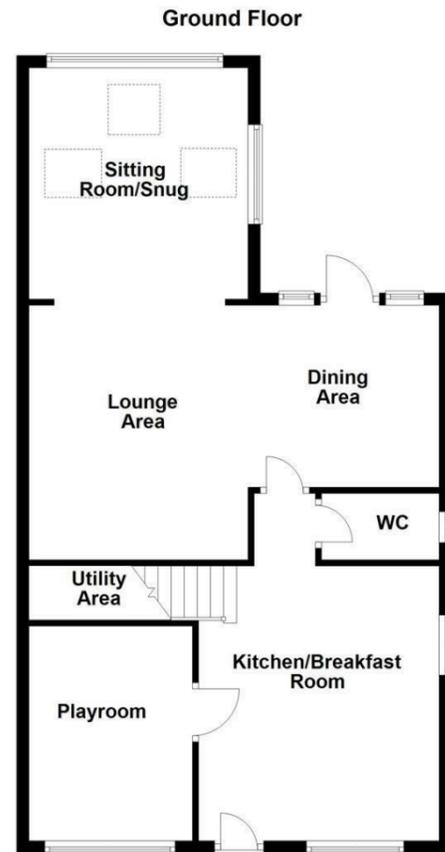




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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.



23 Sherwood Drive, Wakefield, WF2 7QT

For Sale Freehold £369,950

Superbly presented throughout and significantly enhanced by a rear extension, this attractive four bedroom detached family home benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an open plan contemporary breakfast kitchen with a ground floor WC, a spacious lounge diner, a versatile sitting room/snug/playroom, and a practical utility room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with a contemporary en suite shower room, along with a modern house bathroom. Externally, the property enjoys a lawned front garden and a driveway providing off street parking for multiple vehicles. The rear garden has been designed for low maintenance and incorporates a patio seating area along with a neatly arranged lawn.

Ideally positioned close to a wide range of local amenities, shops, and well-regarded schools, the property also offers convenient access to nearby transport links and the motorway network. Everyday shopping facilities, including Asda, are within easy reach.

Overall, this is a fantastic home, perfectly suited to a growing family, and early viewing is highly recommended.



ACCOMMODATION

KITCHEN/BREAKFAST KITCHEN

12'10" x 14'5" [3.92m x 4.40m]

Entered via the front elevation, this contemporary breakfast kitchen is fitted with a comprehensive range of modern wall and base units with matching work surfaces. Features include a resin sink and drainer, five-ring touch control induction hob with extractor above, integrated combi microwave, integrated oven and grill, plus integrated fridge, freezer, and dishwasher. The space is finished with splashback tiling, wood-effect flooring, recessed spotlighting, a contemporary electric heater, and a double-glazed window alongside a composite entrance door. A central breakfast island with butcher's block work surface provides additional preparation and seating space.

DOWNSTAIRS W.C.

6'3" x 3'6" [1.91m x 1.08m]

Comprising a low flush WC and wash hand basin set within a vanity unit, complemented by tiled walls, wood effect flooring, radiator, dado rail, and a frosted double-glazed window to the side elevation.

PLAYROOM

11'9" x 8'2" [3.60m x 2.49m]

Converted from the integral garage to provide versatile additional accommodation, this room benefits from wood effect flooring, recessed LED spotlighting, a double glazed window to the front elevation, and access through to the utility area.

UTILITY AREA

Fitted with work surfaces and offering space and plumbing for a washing machine and tumble dryer. The boiler is also housed here, providing practical separation from the main living space.

LOUNGE DINER

21'10" x 9'10" [min] x 13'6" [max] [6.67m x 3.0m [min] x 4.14m [max]]

A generously proportioned reception space featuring a marble backed fireplace with wooden surround and capped gas fire. The room is enhanced by coving to the ceiling, dado rail detailing, and double glazed patio doors with glazed side panels opening to the rear garden. An attractive squared archway leads through to the snug.



SNUG/SITTING ROOM

10'11" x 11'11" [3.34m x 3.64m]

A cosy additional reception room enjoying excellent natural light via three velux windows and UPVC double glazed windows to the rear and side. The focal point of the room is a contemporary woodburning stove set on a tiled hearth with matching backdrop. Further benefits include a radiator and recessed LED spotlighting.



FIRST FLOOR LANDING

With loft access via drop down ladder and a frosted double-glazed window to the side elevation. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE

12'8" x 10'5" [3.88m x 3.20m]

A well proportioned principal bedroom with double glazed window to the front elevation, radiator, and built in wardrobes. Door leading to the en suite shower room.



EN SUITE SHOWER ROOM

4'6" x 9'4" [1.39m x 2.85m]

Appointed with a contemporary suite comprising vanity wash hand basin with quartz work surface and storage beneath, concealed cistern WC, and walk in shower with rainwater shower head and additional attachment. Finished with fully tiled walls and flooring, recessed LED spotlighting, heated towel radiator, and a frosted double glazed window.



BEDROOM TWO

10'7" x 9'5" [3.25m x 2.88m]

With radiator, double glazed window to the rear elevation, and fitted wardrobe.

BEDROOM THREE

10'7" x 4'7" [min] x 10'6" [max] [3.25m x 1.41m [min] x 3.21m [max]]

Radiator, double glazed window to the rear elevation, and built-in wardrobe.

BEDROOM FOUR

9'3" x 6'3" [2.84m x 1.91m]

With radiator and double glazed window to the front elevation.

BATHROOM

5'6" x 6'1" [1.69m x 1.86m]

Fitted with a panelled bath with mixer tap and shower attachment, concealed cistern WC, and wash hand basin with vanity storage. Complemented by tiled walls, tiled effect flooring, recessed spotlighting, heated towel radiator, shaving point, and frosted double-glazed window to the side elevation.



OUTSIDE

To the front of the property there is a lawned garden and off road parking for two vehicles. To the rear of the property there is a low maintenance garden incorporating a timber decked patio seating area with pergola over, alongside a lawned garden enjoying a good degree of privacy.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.