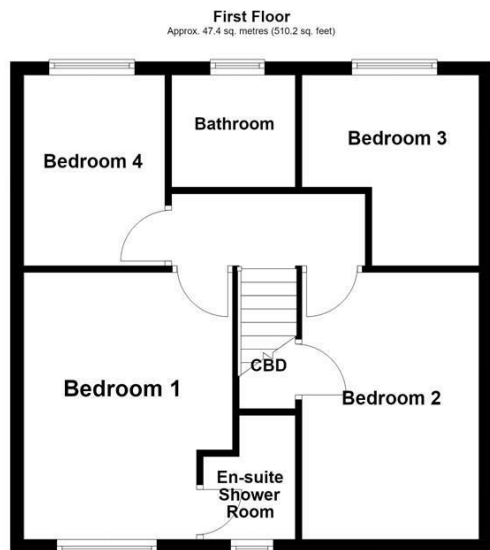
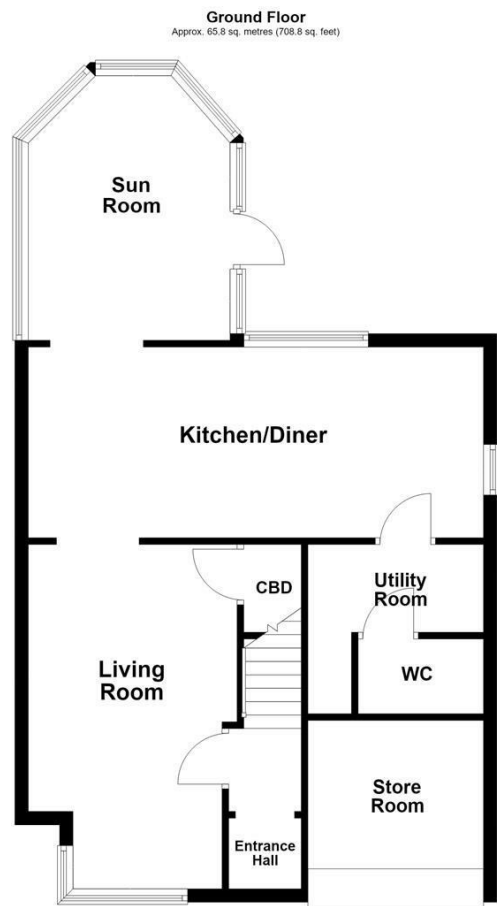




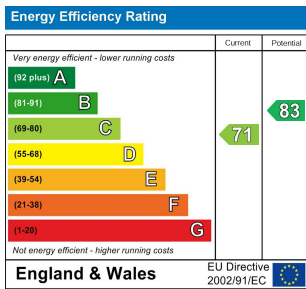
Total area: approx. 113.2 sq. metres (1219.0 sq. feet)

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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3 Cedar Mews, Wakefield, WF2 8WD

For Sale Freehold £340,000

Enjoying a pleasant cul de sac position is this superbly presented four bedroom detached family home, offering spacious and well appointed accommodation ideally suited to modern family living. Benefitting from four double bedrooms, a contemporary kitchen diner, attractive landscaped gardens and ample off road parking, the property is finished to an excellent standard throughout.

The property is approached via a tarmac driveway providing off road parking for up to three vehicles. The front entrance door opens into a welcoming entrance hall with staircase rising to the first floor and access into the spacious living room. A feature L-shaped bay window provides plenty of natural light, while an attractive archway leads through into the modern fitted kitchen diner, complete with breakfast bar and a range of integrated appliances. A further feature archway opens into the sun room, creating an excellent additional reception space overlooking the landscaped rear garden. The kitchen also provides access into a useful utility room, which in turn leads to the downstairs WC, completing the ground floor accommodation. To the first floor are four well proportioned double bedrooms together with the three piece family bathroom. The principal bedroom further benefits from its own en suite shower room. Externally, the tarmac driveway provides ample off road parking and leads to the integral garage with a manual up and over door. Part of the original garage has been thoughtfully converted to create the utility room and downstairs WC, while retaining useful storage space to the front. A pathway extends along the side of the property, with a timber gate providing access into the attractive enclosed rear garden. Beautifully landscaped and designed with both relaxation and entertaining in mind, the garden features two paved patio seating areas, an attractive lawn and decorative pebble borders. The garden is fully enclosed by timber panel fencing and further benefits from an outside water connection and lighting.

Conveniently positioned for a range of local amenities and schools, the property is also well served by regular bus routes into Wakefield city centre. The M1 motorway network is within easy reach, making the location particularly convenient for those commuting further afield, while nearby Thornes Park provides excellent recreational space.

Offering generous family accommodation in a desirable cul de sac setting, an early viewing is highly recommended to fully appreciate the space, presentation and quality this impressive home has to offer.



ACCOMMODATION

ENTRANCE HALL

Timber front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and staircase providing access to the first floor landing. Timber door providing access into the living room.

LIVING ROOM

16'9" x 10'4" [5.12m x 3.15m]
Laminate flooring, central heating radiator and L-shaped UPVC double glazed window overlooking the front aspect. Useful understairs storage cupboard, feature timber clad wall and inset spotlights to the ceiling. Feature archway providing access through to the kitchen diner.



KITCHEN/DINER

22'4" x 9'4" [6.83m x 2.85m]
Fitted with a range of wall and base units with laminate work surfaces over and matching upstands. One and a half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated oven and grill, four ring gas hob with glass splashback and extractor hood above, integrated fridge with separate integrated freezer below and two built-in wine racks. Breakfast bar, useful pantry cupboard with curved shelving, power and lighting, and inset spotlights to the ceiling. Two UPVC double glazed windows, one frosted to the side elevation and one overlooking the rear, providing a dual aspect. Feature archway leading into the sun room and door providing access to the utility room.



SUN ROOM

13'0" x 9'10" [3.97m x 3.02m]
Laminate flooring, pitched sloping roof with inset spotlights and UPVC double glazed windows. UPVC double glazed doors open directly onto the rear garden. Power and lighting.



UTILITY ROOM

8'1" x 4'3" [2.47m x 1.32m]
Laminate work surface incorporating a circular stainless steel sink with mixer tap. Space and plumbing for a washing machine, space for a tumble dryer and space for a freestanding fridge freezer. Timber door providing access to the downstairs W.C.

W.C.

5'8" x 3'6" [1.75m x 1.09m]
Fitted with a low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback.

FIRST FLOOR LANDING

Loft access and five doors providing access to four bedrooms and the house bathroom.

HOUSE BATHROOM/W.C.

6'4" x 5'5" [1.95m x 1.67m]
Fitted with a three piece suite comprising panelled bath with chrome waterfall mixer tap and separate mixer shower over with rainfall shower head and handheld shower attachment, low flush W.C. and pedestal wash basin with waterfall mixer tap. Fully tiled walls and flooring, chrome ladder style radiator, illuminated vanity mirror and wall mounted shaver socket. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM ONE

13'3" x 10'2" [4.04m x 3.11m]
UPVC double glazed window overlooking the front elevation and central heating radiator. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'1" x 4'7" [1.86m x 1.41m]
Fitted with a three piece suite comprising curved corner shower enclosure with mixer shower, rainfall shower head and separate handheld shower attachment, low flush W.C. and pedestal wash basin with chrome waterfall mixer tap. Chrome ladder style radiator, illuminated vanity mirror, shaver socket, part tiled walls, fully tiled flooring and ceiling mounted extractor fan. Frosted UPVC double glazed window overlooking the front elevation.

BEDROOM TWO

11'7" x 8'7" [3.55m x 2.63m]
UPVC double glazed window overlooking the front elevation and central heating radiator. Door providing access to the airing cupboard positioned over the bulkhead of the stairs.



BEDROOM THREE

10'11" x 8'5" [3.35m x 2.59m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

9'4" x 6'10" [2.87m x 2.09m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

OUTSIDE

To the front is a double width tarmacadam driveway providing ample off road parking for at least three vehicles. The driveway leads to the integral garage door, which now provides access to a useful storage room. The rear garden features a paved patio area, attractive lawn and a further paved patio positioned to the opposite corner, providing two useful spaces for outdoor dining and entertaining. Low maintenance pebbled borders and timber panel fencing to all three sides create an enclosed setting.



STORE ROOM

Accessed via the former garage door and providing useful storage space, with part of the original garage accommodation having been converted to create the utility room and downstairs W.C.

COUNCIL TAX BAND

The council tax band for this property is D.

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 Wakefield 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.