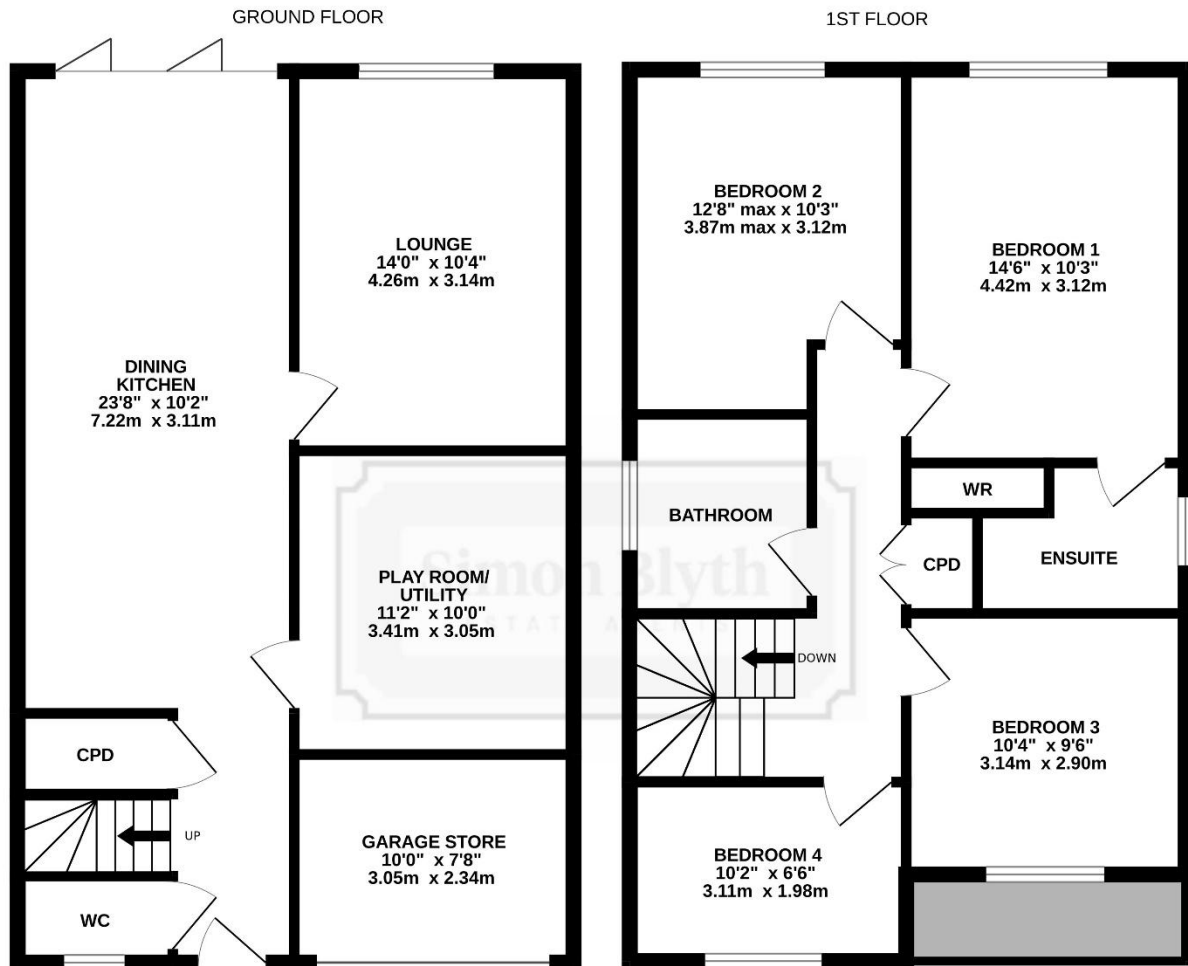




49 WOLFENDEN WAY, WAKEFIELD, WF1 3FA



WOLFENDEN WAY

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PROPERTY DESCRIPTION

THIS WELL POSITIONED DETACHED FOUR BEDROOM FAMILY HOME HAS A SURPRISING AMOUNT OF SPACE AND A DELIGHTFUL ENCLOSED GOOD SIZED GARDEN WITH INTEGRAL GARAGE, PARTIALLY CONVERTED TO PLAYROOM/SNUG/HOME OFFICE. THIS HOME HAS MUCH MORE FLEXIBILITY THAN MIGHT FIRST BE IMAGINED. THE ENTRANCE HALL OPENS DIRECTLY THROUGH TO THE RECENTLY UPGRADED DINING KITCHEN; THIS OPEN PLAN LAYOUT IS PARTICULARLY EFFECTIVE AND GIVES A VIEW OF THE REAR GARDEN FROM THE FRONT ENTRANCE DOOR. HIGH QUALITY UPGRADES HAVE BEEN FITTED THROUGHOUT THE HOME WITH THE USUAL MODERN APPROACH, ENTRANCE HALL, DOWNSTAIRS W.C., DINING KITCHEN, LOUNGE, PLAYROOM/HOME OFFICE, FOUR BEDROOMS THREE OF WHICH ARE DOUBLES, BEDROOM ONE WITH A GOOD SIZED EN-SUITE, HOUSE BATHROOM, DOUBLE WIDTH DRIVEWAY, BICYCLE GARAGE AND PLEASANT GARDENS ALL IN A COMMUTABLE LOCATION.

Offers Over £450,000

GROUND FLOOR

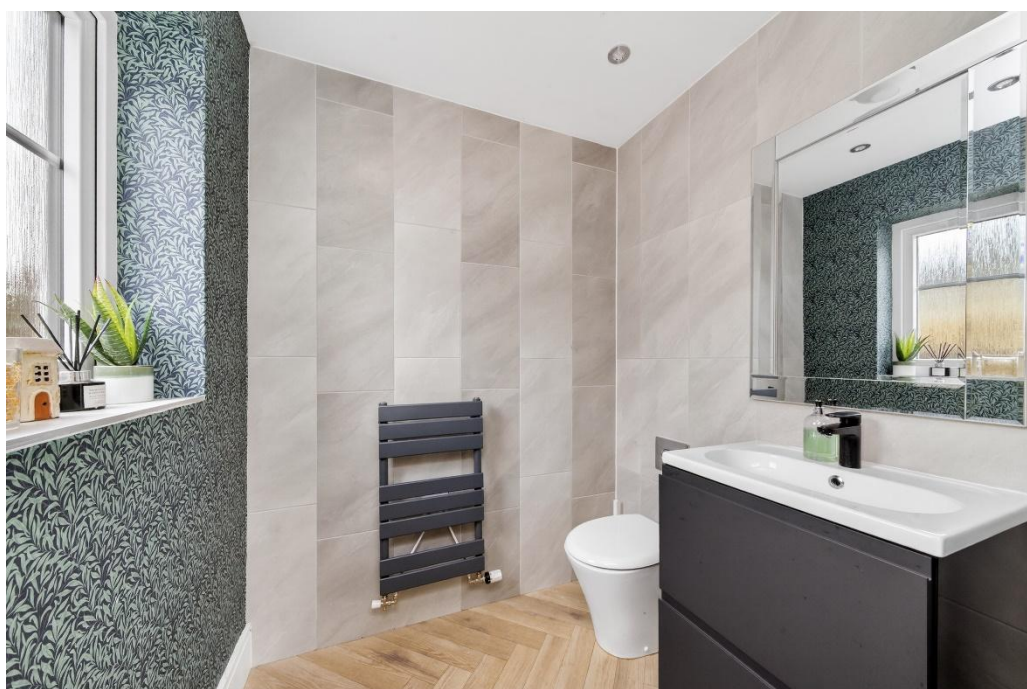
ENTRANCE HALL

A stylish entrance door with inset glazing and matching glaze side panel gives access through to the entrance hallway. This fabulous entrance hallway sets the scene in terms of décor and style. It has superb flooring and this continues all the way through to the rear of the home via the dining kitchen. The view out over the rear garden is immediately apparent when entering the front entrance door. To the left, there is a downstairs W.C. Moving into the home, we pass the staircase which turns and rises to the first-floor landing and there is a useful understairs storage cupboard. A doorway gives access to the playroom/utility room.



DOWNSTAIRS W.C.

This has a continuation of the attractive flooring, inset spotlighting to the ceiling, ceramic tiling to two walls reaching up to the ceiling height, vanity unit with inset wash hand basin and mixer tap and a concealed cistern W.C. There also is an obscure glazed window to the front elevation.



PLAYROOM/UTILITY

Measurements – 11'2" x 10'0" (3.41m x 3.05m)

This, formally being the rear of the garage, has that flexibility to go back to that status again if so required. As the photographs suggest, this room can be used for a variety of purposes. It has attractive flooring, plumbing for an automatic washing machine, space for a dryer, work surfaces and a good size storage cupboard with wooden display plinth above.



DINING KITCHEN

Measurements – 23'8" x 10'2" (7.22m x 3.11m)

A recent addition to the home is this beautiful array of units these being at both the high and low level providing a large amount of delightful working surfaces which extends out to a broad breakfast bar with seating for four. The kitchen enjoys bi-folding doors giving a stunning view out to the property's rear gardens. These three bi-folding doors flood the room with natural light. There are high specification inbuilt appliances including a Smeg induction hob, trash bin, inset one and a half bowl sink with stylish mixer tap above, built in wine fridge, dishwasher, double oven and a particularly tall fridge/freezer. With inset spotlighting and other lighting points, the dining kitchen is a great asset to the home.





LOUNGE

Measurements – 14'0" x 10'4" (4.26m x 3.14m)

A doorway leads through to the lounge. This is a particularly attractive room. The lounge is decorated to a high standard and has a window overlooking the property's enclosed rear gardens. There is provisions for a wall mounted TV and, once again, attractive flooring throughout.



FIRST FLOOR

FIRST FLOOR LANDING

A staircase turns and rises up to the first-floor landing. This has lighting points to the ceiling and good sized storage cupboards being home for the property's Potterton gas central heating boiler. A doorway leads through to bedroom one.



BEDROOM ONE

Measurements – 14'6" x 10'3" (4.42m x 3.12m)

Bedroom one is a lovely room with high quality flooring, high quality décor and a pleasant view out over the property's enclosed rear gardens courtesy of twin windows. There is a central ceiling light point and a wall of inbuilt robes.





BEDROOM ONE EN-SUITE

The en-suite has attractive ceramic tiled flooring and ceramic tiling where appropriate to the ceiling height. There is a concealed cistern W.C., a wall mounted vanity unit with stylish wash hand basin and mixer tap above and a good-sized shower with chrome fittings. There is a ladder style heated towel rail, extractor fan, inset spotlighting and obscure glazed window.



BEDROOM TWO

Measurements – 12'8" max x 10'3" (3.87m max x 3.12m)

Bedroom two is a double room with a pleasant view out over the rear gardens and beyond. There is provisions for a wall mounted TV.



BEDROOM THREE

Measurements – 10'4" x 9'6" (3.14m x 2.90m)

Bedroom three, yet again, is a double room with an outlook to the front elevation. Bedroom three also has provisions for a wall mounted TV.



BEDROOM FOUR

Measurements – 10'2" x 6'6" (3.11m x 1.98m)

Bedroom four overlooks the front of the home and it is of a generous single size.

HOUSE BATHROOM

The house bathroom is superbly finished and features a beautiful three piece suite in white comprising of a double ended high specification bath with screen and high-quality chrome shower fittings above. The bathroom also features a delightful wash hand basin with mixer tap, a concealed cistern W.C. of chrome manufacture, shaver sockets and tiling where appropriate to the ceiling height. There is an extractor fan, obscure glazed window and inset lighting to the ceiling. There is also a cream chrome ladder style heated towel rail.



OUTSIDE

EXTERNAL FRONT

To the front the property there is a generous double width driveway, pleasant garden areas including shrubbed pebbled gardens to one side and lawn gardens to the other.

EXTERNAL REAR

This is where the majority of the property's gardens are found. They are well boundaried with good high-quality fencing. Immediately to the rear of the home accessed by the bi-folding doors from the dining living kitchen is a stone flagged terrace/patio, this is of a particularly good size and ideal for entertaining. There is a good-sized lawn and a pebbled planted area.







ADDITIONAL INFORMATION

It should be noted that the property has gas fired central heating, double glazing and an alarm system. The property also has an electric vehicle charging point. Carpets, curtains and certain others are available by separate negotiation. The automatic operated blinds on the bi-folding doors in the dining kitchen are included in the sale.

EPC rating - B

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME

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Sunday - 11:00 to 13:00

Details printed 03/03/2026

PROPERTY VIEWING NOTES



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