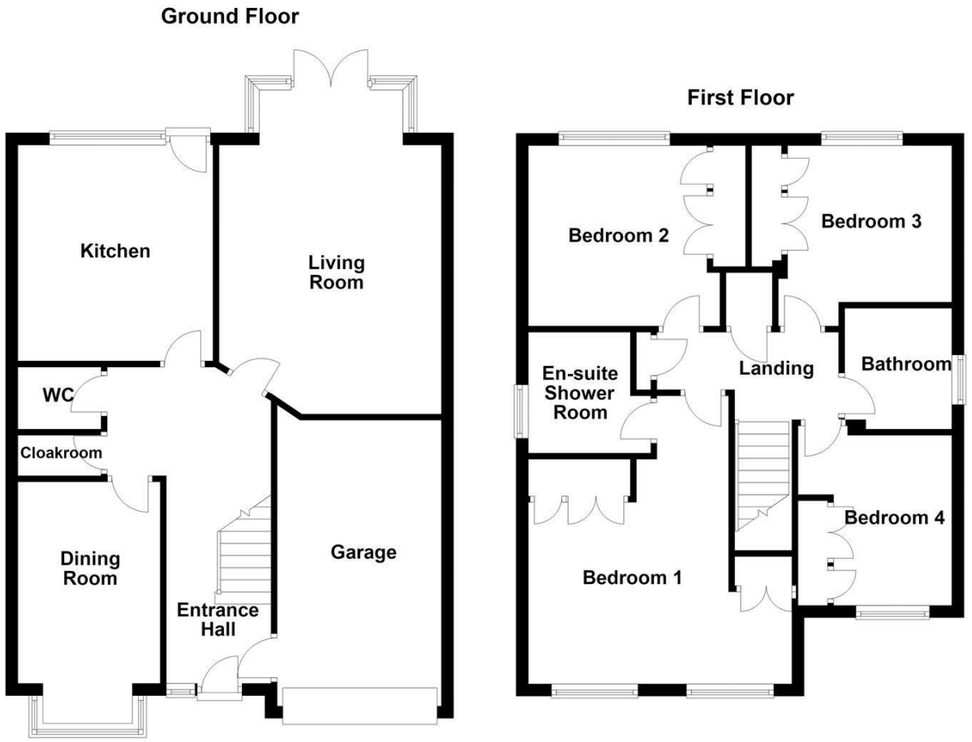
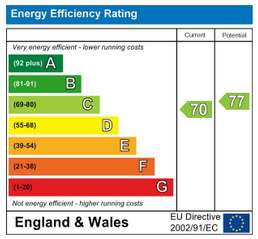


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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4 Sherwood Drive, Wakefield, WF2 7QT

For Sale Freehold £380,000

Situated on this sought after residential development is this superbly presented four bedroom detached family home, offering spacious and versatile accommodation throughout together with attractive south east facing rear garden, ample off road parking and an integral garage.

The accommodation briefly comprises a welcoming entrance hall, spacious living room with French doors opening onto the rear garden, separate dining room, modern kitchen breakfast room and downstairs W.C. The kitchen is fitted with a comprehensive range of units and integrated appliances, together with a freestanding breakfast island which provides additional dining space. To the first floor are four well proportioned bedrooms, with the principal bedroom benefitting from an en suite shower room and extensive fitted storage. The remaining bedrooms are also complemented by fitted wardrobes, while a modern family bathroom and useful storage cupboards complete the first floor accommodation. Externally, the property benefits from a generous double driveway providing off road parking and an attractive front garden, together with an integral single garage. To the rear is a beautifully maintained enclosed garden with an elevated patio, lawn, further seating area and established planted borders, creating an excellent space for outdoor dining, entertaining and family use.

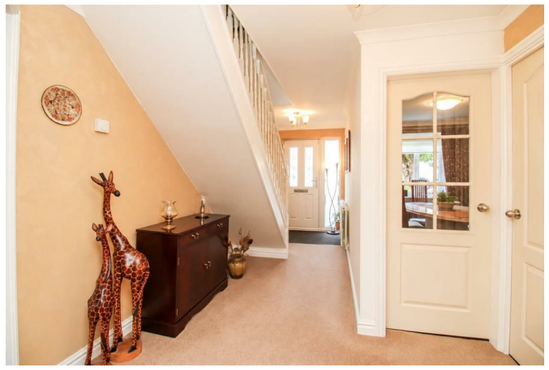
The property is well placed for a range of local amenities, schools and transport links, making it particularly suitable for the growing family.

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



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted glazed side panel leading into the entrance hall. Coving to the ceiling, contemporary white radiator and staircase with handrail providing access to the first floor landing. Six doors provide access to the integral single garage, dining room, storage cupboard, downstairs W.C., kitchen breakfast room and living room.



LIVING ROOM
14'6" x 12'2" (4.42m x 3.72m)
Walk-in rectangular bay with UPVC double glazed French doors opening onto the rear garden and UPVC double glazed windows to three sides. Coving to the ceiling, two wall lights and central heating radiator. Feature gas fire set on a marble hearth with matching inset and timber surround.



DINING ROOM
10'9" x 7'8" (3.29m x 2.35m)
Walk-in rectangular bay window with UPVC double glazed windows overlooking the front aspect. Coving to the ceiling and contemporary dark grey radiator.



DOWNSTAIRS W.C.
4'11" x 3'4" (1.50m x 1.04m)
Fitted with a low flush W.C. and pedestal wash basin with twin taps. Half tiled walls, fully tiled flooring, central heating radiator and frosted UPVC double glazed window overlooking the side aspect.

KITCHEN BREAKFAST ROOM
11'7" x 10'7" (3.54m x 3.25m)
Fitted with a range of wall and base units with Corian work surfaces over and matching Corian splashbacks. Integrated AEG oven and grill with warming drawer below, integrated AEG microwave combi oven above and AEG four ring induction hob with extractor hood above. Integrated full size dishwasher, washing machine and integrated fridge freezer. Display cabinet with glazed front, under cupboard lighting, LED strip lighting above the wall units and inset spotlights to the ceiling. Freestanding central island incorporating breakfast bar seating for two, however it can be removed if preferred, allowing space for a full size family dining table. Contemporary white radiator, coving to the ceiling and laminate tiled flooring. Composite rear entrance door and UPVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING
Coving to the ceiling and loft access. Seven doors provide access to four bedrooms, the house bathroom, an airing cupboard with fitted shelving and a further storage cupboard with shelving.

BEDROOM ONE
13'11" x 12'4" (4.26 x 3.78)
Two UPVC double glazed windows overlooking the front elevation. Built-in dressing table,fitted double wardrobe with mirrored doors positioned over the stair bulkhead and further fitted double and single wardrobes to the opposite wall. Central heating radiator and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
6'11" x 6'5" (2.13 x 1.97)
Fitted with a contemporary three piece suite comprising walk-in shower enclosure with fixed L-shaped glazed screen, mixer shower with rainfall shower head and separate handheld shower attachment, concealed cistern low flush W.C. and wash basin with chrome mixer tap set within high gloss vanity storage. Corian work surface and matching upstand to the vanity area. Fully tiled walls and flooring, stainless steel ladder style heated towel radiator and frosted UPVC double glazed window overlooking the side elevation.



BEDROOM TWO
11'5" x 10'5" (3.48 x 3.18)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted double and single wardrobes providing generous storage.



BEDROOM THREE
9'9" x 8'6" (2.99 x 2.60)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted double and single wardrobes providing generous storage.



BEDROOM FOUR
9'7" x 9'1" (2.94m x 2.78m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Fitted double wardrobe with adjoining single wardrobe providing generous storage.

HOUSE BATHROOM
6'5" x 5'6" (1.98m x 1.69m)
Fitted with a three piece suite comprising panelled bath with tiled surround, twin chrome taps and separate mixer shower over with shower curtain, pedestal wash basin with twin chrome taps and low flush W.C. Fully tiled walls and flooring, chrome ladder style heated towel radiator and shaver socket. Wall mounted frosted UPVC double glazed window overlooking the side elevation.

INETGRAL GARAGE
16'4" x 8'5" (4.98m x 2.59m)
Integral single garage with electric roller door, power and lighting, with access from the hallway.

OUTSIDE
To the front is a tarmacadam double driveway providing ample off road parking. An attractive lawned garden is complemented by a manicured planted border to one side and a low maintenance pebbled border to the opposite side. A paved pathway runs through a timber gate to one side of the property, providing access to the enclosed south east facing rear garden. A further pathway to the opposite side is edged with low maintenance pebbled borders and also provides gated access to the rear. To the rear is an attractively landscaped and fully enclosed garden. An elevated paved patio area with timber balustrade and handrail overlooks the lawn below, with a second paved patio providing an ideal space for outdoor dining and entertaining. The garden features manicured planted borders with a variety of mature plants, shrubs and trees. A timber garden shed provides useful storage. External features include a water point, double power socket and switched floodlighting to the rear of the house. The garden is enclosed by timber panel fencing to all sides.



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.

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.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
" They have owned the property from new and have been very happy for almost 30 years. The property is close to local shops and eateries. It has very good motoway links but is also well placed for Newmillerdam and walks in the local countryside "