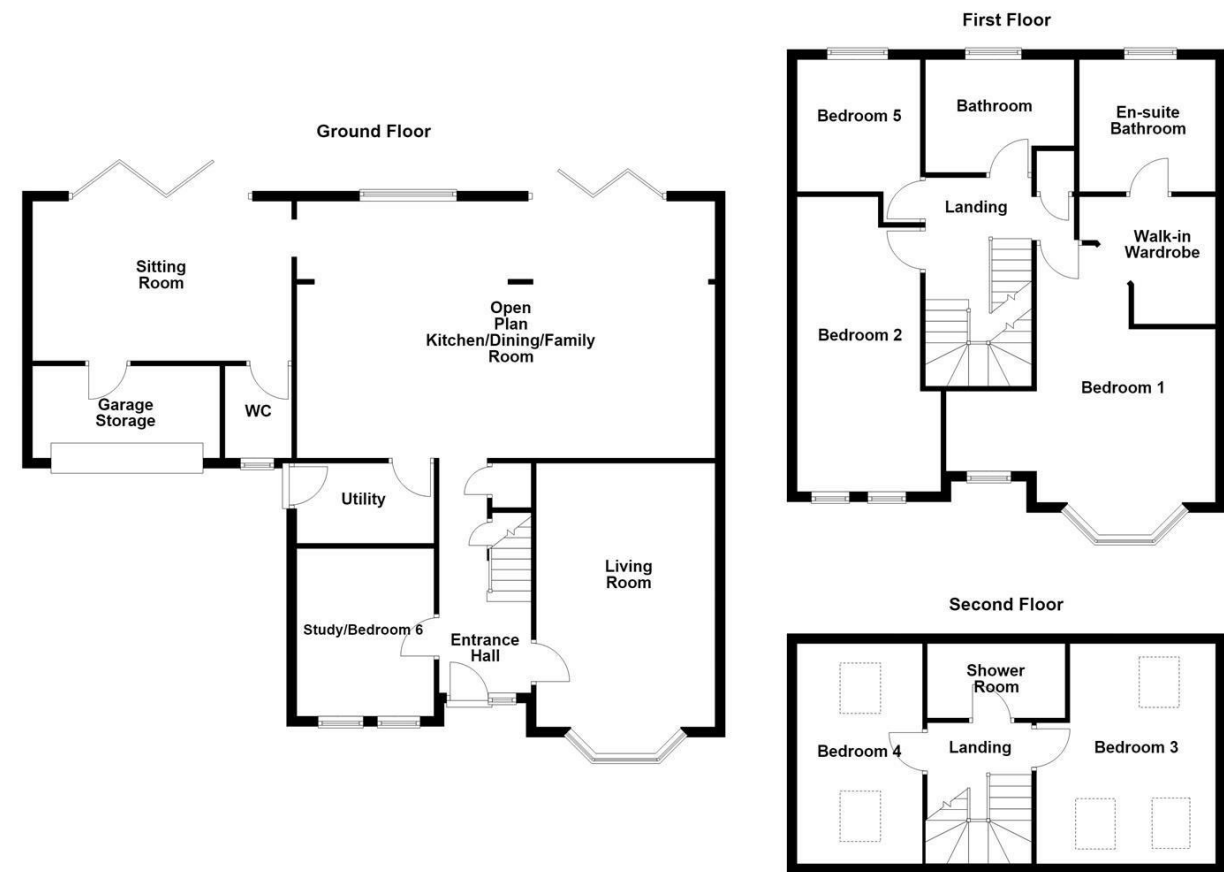


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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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.

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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.



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14 Tatton Lane, Thorpe, Wakefield, WF3 3FF

For Sale Freehold Offers In The Region Of £545,000

Nestled within a modern cul-de-sac is this superbly presented and extended five/six bedroom detached family home. Finished to a high specification throughout, this move-in-ready property offers generous and versatile accommodation arranged over three floors, with excellent reception space, smart home technology and an impressive indoor-outdoor style of living.

The accommodation briefly comprises a welcoming entrance hall with a staircase to the first floor, a study or sixth bedroom, a spacious living room and a superb open plan kitchen, dining and family room. Renovated in 2023, the bespoke designed and fitted kitchen features extra-thick quartz worktops, a Quooker tap, an Insinkerator® waste disposal unit, two integrated dishwashers and two integrated wine coolers. It is also equipped with four Neff WiFi-enabled appliances, including two ovens and two microwaves, together with a Neff integrated WiFi-enabled hob. Large format porcelain flooring extends throughout the entire ground floor, while two impressive three metre aluminium bi-folding doors connect the principal living spaces seamlessly with the rear garden. The kitchen leads to a useful utility room with external side access and a separate sitting room, which benefits from the second set of bi-folding doors. From the sitting room, there is access to a downstairs WC and the garage storage area, complete with an electric roller door, power and lighting. The property also benefits from smart zoned heating with two thermostats, CCTV security, an Ohme smart EV charger installed in 2025 and a new boiler fitted in 2022. To the first floor, the landing provides access to the principal bedroom, three further bedrooms, the house bathroom and a useful storage cupboard. The principal bedroom features bespoke fitted wardrobes, a walk-in wardrobe and its own en suite bathroom. The second floor provides two additional bedrooms and a separate shower room, creating an ideal space for older children, guests or those working from home. Externally, the property enjoys an attractive lawned garden to the front, with paved pathways leading to the entrance and around the side. A tarmac driveway provides off road parking for up to four vehicles and leads to the garage storage area and EV charging point. The private landscaped rear garden has been designed with entertaining and family living in mind. Mature trees provide excellent privacy, with the garden not directly overlooked. It features a lawn, established planting and an impressive 5m x 5m porcelain entertaining patio, which connects seamlessly with the internal living accommodation. A timber canopy provides a sheltered seating area and houses a Jacuzzi-style hot tub. The garden is fully enclosed by timber fencing, making it well suited to families with children or pets.

The property is conveniently positioned between Wakefield and Leeds, with a range of local amenities, schools and bus routes nearby. Outwood railway station provides useful connections, while Leeds offers direct rail services to major cities including London, Manchester and Edinburgh. The M1 motorway is also within easy reach, making the property ideal for those commuting further afield.

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



ACCOMMODATION

ENTRANCE HALL

14'11" x 6'0" [max] x 3'0" [min] [4.55m x 1.85m [max] x 0.93m [min]]
A composite timber framed entrance door with frosted glazed panel leads into the entrance hall. Featuring porcelain tiled flooring throughout the entire ground floor, a column central heating radiator, staircase to the first floor landing, useful understairs storage and a converted dog crate area. Doors provide access to the living room and study/bedroom six. The property also benefits from smart zoned heating, a CCTV security system and smart home technology.

LIVING ROOM

19'0" x 11'8" [max] x 4'7" [min] [5.80m x 3.56m [max] x 1.40m [min]]
A spacious reception room featuring a walk-in bay window with three UPVC double glazed windows overlooking the front elevation, Kardean flooring and two column central heating radiators.



STUDY/BEDROOM SIX

10'10" x 8'7" [max] x 7'7" [min] [3.32m x 2.62m [max] x 2.32m [min]]
A versatile room featuring two UPVC double glazed windows overlooking the front elevation, Kardean flooring and a column central heating radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

27'3" x 18'0" [max] x 5'0" [min] [8.31m x 5.50m [max] x 1.53m [min]]
An impressive open plan living space featuring two three metre, three-panel set of aluminium bi-folding doors leading directly onto the rear garden, creating an excellent indoor-outdoor style of living. There is also a UPVC double glazed window overlooking the rear elevation, two column central heating radiators, spotlighting, porcelain tiled flooring, an opening to the sitting room and a door leading into the utility room. The bespoke designed kitchen, which was fitted in 2023, is fitted with a range of modern Shaker style wall and base units with extra thick quartz work surfaces. A central three metre island provides further storage, quartz work surfaces and a breakfast bar. The kitchen includes an inset double stainless steel sink with mixer tap, Quooker tap and an Insinkerator® waste disposal unit. The island incorporates a Wi-Fi enabled five ring bridging induction hob with integrated extractor. Further integrated appliances include two Neff WiFi-enabled ovens, two WiFi-enabled microwaves and steam oven facilities, two integrated wine coolers, two integrated dishwashers and a fridge.

The family seating area features a further range of base units with quartz work surfaces, forming an attractive media wall.

UTILITY ROOM

8'7" x 5'2" [2.62m x 1.60m]
Fitted with a range of bespoke Shaker style units, including a tall larder cupboard, with space and plumbing for an American style fridge freezer. There is a composite side entrance door with double glazed panel, porcelain tiled flooring, column central heating radiator and extractor fan. The Ideal regular boiler was installed in 2022 and is also housed within this room.

SITTING ROOM

16'9" x 10'4" [5.13m x 3.15m]
A further reception room featuring a three metre set of bi-folding doors leading directly onto the rear garden. There is a column central heating radiator, spotlighting, porcelain tiled flooring and doors providing access to the downstairs WC and garage storage area.

DOWNSTAIRS W.C.

6'2" x 4'1" [1.90m x 1.25m]
Fitted with a concealed cistern low flush WC and a wall mounted wash basin with mixer tap. Further features include a wall mounted electric hand dryer, frosted UPVC double glazed window overlooking the front elevation, spotlighting, porcelain tiled flooring and half-height porcelain wall tiling.

GARAGE STORAGE AREA

11'9" x 5'7" [3.60m x 1.72m]
Featuring an electric roller door, power and lighting. There is space and plumbing for a washing machine and tumble dryer, together with base units and a laminate work surface.

FIRST FLOOR LANDING

12'6" x 9'2" [max] x 2'8" [min] [3.82m x 2.80m [max] x 0.82m [min]]
The first floor landing provides staircase access to the second floor, together with doors leading to the principal bedroom, bedrooms two and five, and the house bathroom. There is also a central heating radiator and useful storage cupboard housing the hot water tank.

PRINCIPAL BEDROOM

18'6" x 15'10" [max] x 4'8" [min] [5.65m x 4.85m [max] x 1.43m [min]]
A generous principal bedroom featuring a walk-in bay window with three UPVC double glazed windows overlooking the front elevation, together with an additional UPVC double glazed window. There are two central heating radiators, partial spotlighting and an opening leading into the walk-in wardrobe.



WALK-IN WARDROBE

8'10" x 8'0" [max] x 2'9" [min] [2.70m x 2.44m [max] x 0.85m [min]]
Fitted with a range of bespoke fitted wardrobes and shelving, with a door leading into the en suite bathroom.

EN SUITE BATHROOM

9'1" x 8'11" [2.78m x 2.72m]
A well appointed bathroom fitted with a low flush WC, ceramic wash basin set within a storage unit with mixer tap and a freestanding roll top bath with mixer tap and shower attachment. There is also a separate shower enclosure with mains-fed overhead shower, handheld attachment and glazed screen. Further features include a frosted UPVC double glazed window overlooking the rear elevation, extractor fan, chrome heated towel rail, porcelain tiled flooring and half-height porcelain wall tiling.

BEDROOM TWO

17'10" x 11'1" [max] x 5'8" [min] [5.46m x 3.40m [max] x 1.73m [min]]
Featuring two UPVC double glazed windows overlooking the front elevation, a central heating radiator and a range of fitted wardrobes.

BEDROOM FIVE

8'7" x 10'5" [max] x 8'6" [min] [2.63m x 3.20m [max] x 2.60m [min]]
Featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM

7'3" x 9'0" [max] x 5'11" [min] [2.22m x 2.76m [max] x 1.82m [min]]
Fitted with a concealed cistern low flush WC, wash basin set within a storage unit with mixer tap and a panelled bath with mixer tap. There is also a separate shower enclosure with mains-fed overhead shower, handheld attachment and glazed screen. Further features include a frosted UPVC double glazed window overlooking the rear elevation, extractor fan, LED mirror, underfloor heating, porcelain tiled flooring and porcelain wall tiling.



SECOND FLOOR LANDING

6'2" x 9'2" [max] x 3'0" [min] [1.90m x 2.80m [max] x 0.92m [min]]
Providing access to bedrooms three and four, the shower room and loft space. There is also a central heating radiator.

BEDROOM THREE

11'10" x 14'4" [max] x 9'2" [min] [3.62m x 4.38m [max] x 2.80m [min]]
Featuring three Velux skylight windows, a central heating radiator and fitted wardrobes.



BEDROOM FOUR

14'4" x 8'7" [4.38m x 2.62m]
Featuring two Velux skylight windows and a central heating radiator.

SHOWER ROOM

8'11" x 4'11" [2.73m x 1.50m]
Fitted with a low flush WC, ceramic wash basin set within a storage unit with mixer tap and a shower enclosure with mains-fed overhead shower, handheld attachment and glazed screen. Further features include an extractor fan, chrome heated towel rail and partial wall tiling.

OUTSIDE

To the front, the property enjoys a lawned garden with Indian stone paved pathways leading to the front entrance and around the side of the property to the utility room entrance. A tarmac driveway provides off road parking for up to four vehicles and benefits from an Ohme smart EV charger which was installed in 2025 and leads to the side access and garage storage area. Timber fencing provides further screening. The enclosed rear garden is predominantly laid to lawn with pebbled and planted borders incorporating established shrubs and trees. There is a raised decked area and a 5m x 5m porcelain entertaining paved patio, matching the internal flooring and creating a seamless indoor-outdoor living space. A timber canopy houses an eight-person Jacuzzi hot tub. The private landscaped rear garden with mature trees provides excellent privacy and is not directly overlooked.



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.