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11 Manor Park, Shaw Cross, WF12 7ST

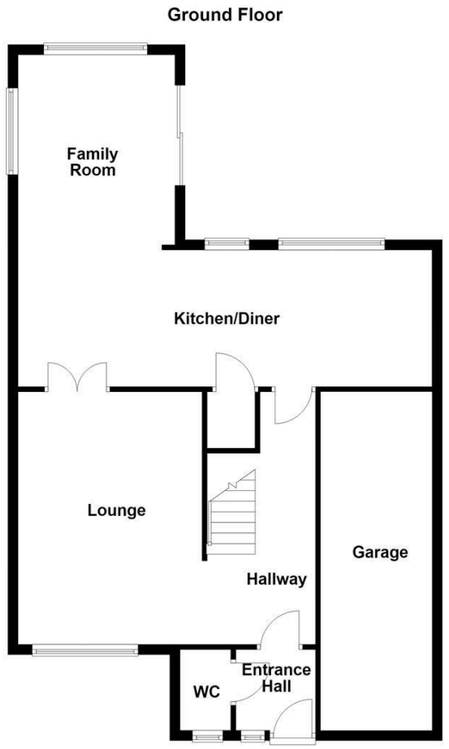
For Sale Freehold £465,000

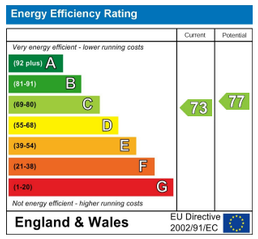
An exceptional four double bedroom extended detached family home, occupying a pleasant cul-de-sac position in Shaw Cross, ideally located for Wakefield and excellent commuter links and benefitting from no onward chain. Beautifully refurbished and finished throughout to a superb contemporary standard, the property features high quality, top of the range fixtures, fittings and appliances. It also benefits from a substantial two storey rear extension, two en suite shower rooms and an impressive open plan kitchen, dining and family room, making it an ideal home for growing families.

The accommodation briefly comprises a welcoming front porch leading into the property, with access to a modern downstairs WC and an inviting entrance hallway featuring quality Karndean flooring, a staircase rising to the first floor with useful understairs storage, and access to the spacious living room. The lounge provides a warm and comfortable space to relax, complete with an electric log effect fireplace and double doors opening into the heart of the home. The stunning open plan kitchen, dining and family room has been thoughtfully designed for modern family living and entertaining. Finished with Karndean flooring throughout, the brand new kitchen is fitted with a comprehensive range of contemporary high gloss handle less units, premium quartz work surfaces and a boiling water tap. It also features a selection of brand new, top of the range Bosch Series 8 Wi-Fi connected appliances. The space flows effortlessly into the family area, where bi-folding doors open onto the rear garden, creating an ideal indoor outdoor living environment. Completing the ground floor is an integral single garage with fully tiled flooring, power, lighting and housing the gas combination boiler. To the first floor, the landing benefits from recessed spotlights, loft access and doors leading to all four generously proportioned double bedrooms. The principal bedroom enjoys a stylish contemporary en suite shower room, while the second bedroom benefits from fitted wardrobes, a modern three piece en suite shower room and dual Velux windows to the side elevations, offering attractive countryside views. Bedrooms three and four are both well proportioned doubles and are served by a luxurious four piece family bathroom finished to a high specification. Externally, the property enjoys excellent kerb appeal with a block paved driveway providing off road parking, a neatly maintained lawned front garden, side access to the rear, access to the front porch and the integral garage. The enclosed rear garden has been designed with both relaxation and entertaining in mind, featuring a composite decked seating area, a well maintained lawn and a flagged patio, all enclosed by timber fencing with a brick boundary wall to the rear. A particular highlight is the fully insulated summer house, complete with power, lighting, heating, gas central heating and UPVC double glazed windows, providing an excellent home office, gym, studio or additional entertaining space.

Perfectly suited to young, growing, and larger families alike, this superb home offers flexible living accommodation with two reception areas, four double bedrooms, and outstanding contemporary finishes throughout.

Occupying a sought-after cul-de-sac location, the property is conveniently positioned close to a wide range of local amenities, highly regarded schools, transport links, and motorway networks, making it an excellent choice for commuters. The town of Ossett is ideally located close by for those seeking a further range of shops, schools, restaurants and excellent transport links to the surrounding areas. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this outstanding family home has to offer.





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.

ACCOMMODATION

ENTRANCE HALL
The welcoming entrance hallway benefits from Karndean flooring, a central heating radiator, useful understairs storage, a staircase rising to the first floor landing with contemporary glass balustrading, and doors leading to the principal ground floor accommodation. The hallway also features coving and recessed spotlights.

DOWNSTAIRS W.C.
4'7" x 3'2" [1.41m x 0.99m]
Fitted with Karndean flooring, the cloakroom comprises a wall mounted wash hand basin with mixer tap, low flush WC, chrome heated towel radiator, part tiled walls extending from floor to ceiling, recessed spotlights, extractor fan, consumer unit, and a UPVC double glazed window to the front elevation.

LIVING ROOM
16'3" x 11'11" [4.96m x 3.65m]
A spacious reception room fitted with carpet flooring, a feature electric fireplace with tiled surround, coving to the ceiling, central heating radiator, and a UPVC double glazed window overlooking the front elevation. Double doors open into the impressive kitchen diner.

OPEN PLAN KITCHEN DINER
26'8" x 9'8" [8.14m x 2.96m]
Finished with attractive Amtico flooring, this superb open plan space features a brand new kitchen fitted with a comprehensive range of contemporary gloss handle less wall and base units, complemented by quartz work surfaces and an inset sink with a boiling water mixer tap and drainer. All appliances are brand new and include top-of-the-range Bosch Series 8 Wi-Fi connected appliances, comprising an induction hob, electric oven, combination oven, dishwasher and fridge freezer. A useful utility cupboard houses both the washing machine and tumble dryer. Additional features include a central heating radiator, coving, recessed spotlights and a UPVC double glazed window overlooking the rear garden.

FAMILY ROOM
10'2" x 10'0" [3.11m x 3.06m]
Flowing seamlessly from the kitchen, the family room also benefits from Amtico flooring and provides an excellent entertaining space. The room features bi-folding doors opening onto the composite decking, additional UPVC double glazed windows to the rear and side elevations, a central heating radiator, recessed spotlights, and decorative coving.

FIRST FLOOR LANDING
The first floor landing is fitted with carpet flooring and benefits from loft access, recessed spotlights, coving, a useful storage cupboard, and doors leading to all four bedrooms and the family bathroom.

BEDROOM ONE
15'6" x 11'10" [4.74m x 3.61m]
A generous double bedroom featuring laminate flooring, panelled feature walls, a central heating radiator, a UPVC double glazed window overlooking the front elevation, and access to the en suite shower room.

EN SUITE SHOWER ROOM
5'8" x 5'6" [1.73m x 1.68m]
A contemporary suite comprising a wall mounted wash hand basin with mixer tap and vanity storage beneath, low flush WC, corner walk in shower with mixer shower and overhead rainfall attachment, chrome heated towel radiator, LVT flooring, full height tiled walls, recessed spotlights, extractor fan, and a frosted UPVC double glazed window to the front elevation.

BEDROOM TWO
22'1" x 10'0" [6.74m x 3.06m]
A spacious double bedroom fitted with laminate flooring, a range of fitted wardrobes, recessed spotlights, a central heating radiator, UPVC double glazed windows to both the rear and side elevations enjoying attractive countryside views, two remote control Velux roof windows, and access to the en-suite shower room.

EN SUITE SHOWER ROOM
10'0" x 3'4" [3.05m x 1.02m]
Fitted with laminate flooring, this stylish shower room comprises a wall mounted wash hand basin with mixer tap and vanity storage beneath, low flush WC with quartz shelf, chrome heated towel radiator, walk-in shower enclosure with mixer shower and rainfall attachment, full height tiled walls within the shower area, recessed spotlights, and an extractor fan.

BEDROOM THREE
12'5" x 8'5" [3.79m x 2.58m]
A well proportioned double bedroom with carpet flooring, central heating radiator, and a UPVC double glazed window overlooking the rear elevation.

BEDROOM FOUR
16'9" x [5.12m x]

BATHROOM
8'8" x 6'4" [2.65m x 1.95m]
A modern four-piece suite comprising a freestanding bath with mixer tap, wall-mounted ceramic wash hand basin with vanity storage beneath, low flush WC, corner walk-in shower with mixer shower and rainfall attachment, chrome heated towel radiator, full-height tiled walls, recessed spotlights, extractor fan, and a frosted uPVC double-glazed window to the rear elevation.

OUTSIDE
Upon entering the property, you are welcomed by a block paved driveway providing off road parking for two vehicles, alongside a neatly maintained lawned front garden. Side access leads to the rear garden, while a composite entrance door provides access to the entrance porch and the integral garage. To the rear, the garden has been designed for both relaxation and entertaining, featuring a composite decked seating area, flagged patio, and a well-maintained lawn, all enclosed by a combination of timber fencing and brick wall boundaries. External up-and-down lighting enhances the outdoor space.

SUMMER HOUSE
13'5" x 6'7" [4.11m x 2.01m]
A superb fully insulated outbuilding benefiting from power, lighting, and heating, making it ideal as a home office, gym or entertaining space. The summer house also features a UPVC tilt-and-turn window to the front elevation and a UPVC entrance door to the side.

INTEGRAL GARAGE
21'7" x 7'5" [6.60m x 2.27m]
The larger than average integral garage benefits from fully tiled flooring, power, lighting, and houses the gas combination boiler.

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 Ossett office and they will be pleased to arrange a suitable appointment.