



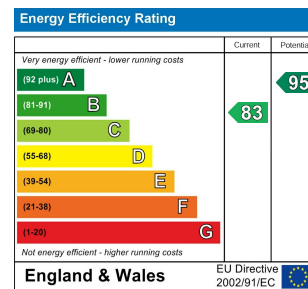
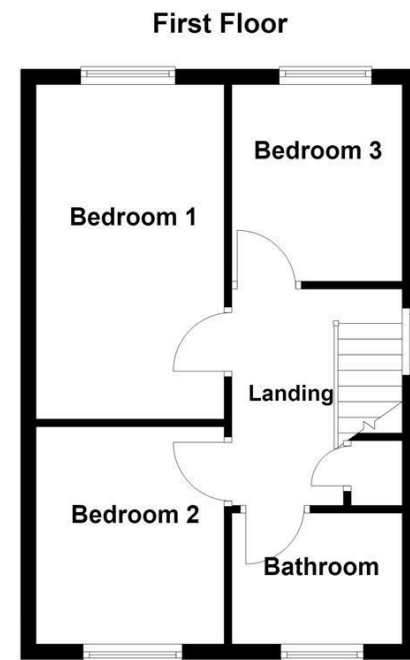
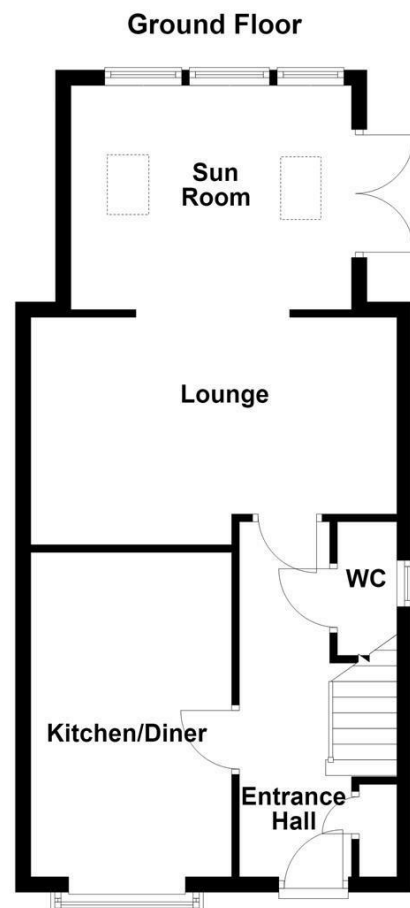
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

**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**

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**18 Haywood Drive, Wakefield, WF1 4GJ**

**For Sale Freehold £265,000**

This beautifully presented three bedroom modern end terraced home is ideally situated on the highly sought after City Fields development in Wakefield. Boasting three reception areas, a beautifully landscaped south west facing rear garden, solar panels, and an EV charging point, this property offers an excellent blend of modern living and energy efficiency.

The accommodation briefly comprises an inviting entrance hall with useful storage space and a staircase rising to the first floor landing. The entrance hall provides access to a contemporary kitchen/diner, fitted with a range of modern wall and base units incorporating integrated appliances, a convenient downstairs WC, and a spacious living room. The living room enjoys access to a bright and airy sun room, benefiting from two Velux roof windows and views over the south west facing rear garden, creating the perfect space for entertaining or relaxing. To the first floor, the landing provides access to two generously sized double bedrooms, a well proportioned single third bedroom, useful over stairs storage, and a stylish three piece family bathroom suite. Externally, the property enjoys a block paved driveway providing off road parking, a neat front garden with a flagged pathway leading to the entrance door, and an EV charging point positioned to the side elevation. A timber gate provides access to the fully enclosed, landscaped rear garden, which enjoys a desirable south west facing aspect and features a flagged patio seating area alongside a lawned garden, making it an ideal space for outdoor entertaining and family enjoyment.

Perfectly suited to first time buyers, professionals, and growing families alike, the property further benefits from UPVC double glazing and gas central heating throughout. Ideally positioned for commuters, it offers excellent access to motorway networks and link roads, is within easy reach of Pinderfields Hospital and Wakefield Kirkgate railway station, and is conveniently located close to a range of local shops, amenities, highly regarded schools, and scenic countryside walks.

An internal viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



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## ACCOMMODATION

### ENTRANCE HALL

The entrance hall features a composite front entrance door, laminate flooring, a useful storage cupboard housing the gas combination boiler, a central heating radiator, and a staircase rising to the first floor landing. Doors lead to the lounge, kitchen/diner, and downstairs WC.

### DOWNSTAIRS W.C.

6'0" x 6'0" [1.85m x 1.83m]

Fitted with laminate flooring, a central heating radiator, pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, frosted UPVC double glazed window to the side elevation, inset spotlights to the ceiling, and tiled detailing to the rear wall.

### KITCHEN/DINER

15'1" x 8'6" [4.61m x 2.61m]

A contemporary fitted kitchen comprising a range of wall and base units with laminate work surfaces, incorporating an integrated dishwasher, integrated fridge/freezer, integrated oven with extractor canopy over, and a stainless steel sink with mixer tap and drainer. The room benefits from laminate flooring, a central heating radiator, inset spotlights to the ceiling, tiled splashbacks, and a large UPVC double glazed bay window overlooking the front elevation.

### LIVING ROOM

15'6" x 8'4" [4.73m x 2.56m]

A spacious reception room featuring carpet flooring, a central heating radiator, and an open plan aspect leading into the sun room.



### SUN ROOM

10'10" x 8'9" [3.32m x 2.69m]

A fantastic additional reception space with laminate flooring, inset spotlights to the ceiling, two Velux roof windows, UPVC double glazed windows to the side and rear elevations, and UPVC patio doors opening onto the rear garden, creating an ideal entertaining space.



### FIRST FLOOR LANDING

The first floor landing benefits from carpet flooring, a UPVC double

glazed window to the side elevation, a useful airing cupboard, additional over stairs storage, and doors leading to all three bedrooms and the family bathroom.

### BEDROOM ONE

14'4" x 8'5" [4.38m x 2.58m]

A generous principal bedroom with carpet flooring, central heating radiator, and a UPVC double glazed window enjoying views over the rear garden.



### BEDROOM TWO

11'10" x 8'4" [3.63m x 2.56m]

A spacious double bedroom with carpet flooring, central heating radiator, and a UPVC double glazed window overlooking the front elevation.



### BEDROOM THREE

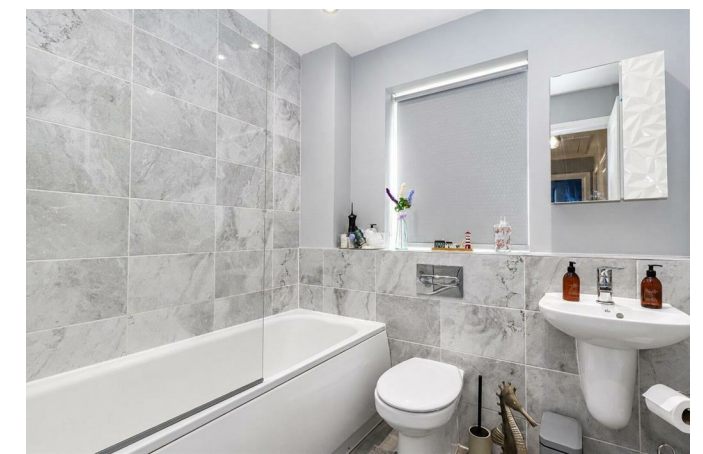
6'9" x 8'10" [2.08m x 2.71m]

A well proportioned single bedroom with carpet flooring, a central heating radiator, and a UPVC double glazed window overlooking the rear elevation.

### BATHROOM

6'9" x 6'5" [2.06m x 1.96m]

Comprising a modern three piece suite including a panelled bath with shower attachment over, wall-mounted wash hand basin with mixer tap, and low flush WC. The room further benefits from laminate flooring, part tiled walls extending from floor to ceiling around the bath, a central heating radiator, inset spotlights, extractor fan, and a frosted UPVC double glazed window to the front elevation.



## OUTSIDE

The property is approached via a block paved driveway providing off road parking for two vehicles. To the front is a well maintained garden incorporating a lawned area, decorative gravel borders, and a flagged pathway leading to the composite entrance door. A timber gate to the side elevation provides access to the enclosed rear garden. Externally, the rear of the property enjoys a fully enclosed south west facing garden, predominantly laid to lawn with a flagged patio seating area, making it an ideal space for outdoor dining and entertaining. The garden is fully enclosed with fenced boundaries and benefits from external power and lighting throughout. The property also benefits from an EV charging point positioned to the side elevation and eight solar panels installed on the rear roof elevation, complemented by a 10kW battery storage system, offering excellent energy efficiency and reduced running costs.



## COUNCIL TAX BAND

The council tax band for this property is C.

## 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.