

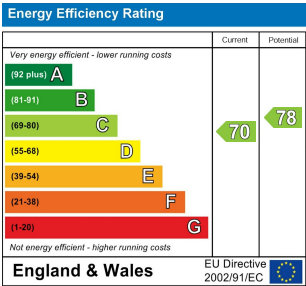


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



23 Woodland Road, Wakefield, WF2 9DR

For Sale Freehold £385,000

A fantastic opportunity to purchase this beautifully presented three bedroom semi detached home, offering stylish and well proportioned accommodation throughout.

Approached via a tarmac driveway with a white chipping finish providing off road parking for two vehicles, the property also benefits from an attractive lawned front garden with established borders and a covered entrance porch. Internally, the welcoming entrance hall provides access to a useful understairs storage cupboard and two separate reception rooms, comprising a sitting room and living room. To the rear is an impressive extended kitchen diner, finished to a high standard with a central island, quartz work surfaces and a range of integrated appliances. A large lantern roof with tinted self-cleaning glazing allows plenty of natural light to flood the space. The kitchen diner also provides access to a utility cupboard, side porch and downstairs W.C., completing the ground floor accommodation. To the first floor are three good sized bedrooms and a spacious five piece house bathroom serving the landing. Bedroom one benefits from fitted wardrobes and a feature archway leading into a dedicated dressing room, complete with fitted wardrobes, drawers and dressing table. Externally, an Indian stone paved pathway leads through a timber gate into the beautifully landscaped rear garden. A wraparound L-shaped Indian stone patio provides an excellent space for al fresco dining and entertaining, complemented by exterior wall and ground lighting and manicured planted borders. Steps lead up to an attractive lawned garden with established borders to three sides and a timber summer house positioned at the rear. Mature privet and conifer hedging provide an attractive backdrop and a good degree of privacy, while additional outside lighting completes this impressive outdoor space.

The property is conveniently situated within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 motorway is also within easy reach, making the property particularly convenient for commuters and those travelling further afield.

Only a full internal inspection will truly reveal everything this quality family home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall, with two frosted UPVC double glazed panel windows overlooking the front aspect. Coving to the ceiling, central heating radiator and staircase with handrail providing access to the first floor landing. Three solid wood doors provide access to the understairs storage cupboard, extended kitchen diner and sitting room.

SITTING ROOM

10'11" x 12'7" [3.35m x 3.85m]
Ceiling rose, coving to the ceiling, UPVC double glazed window overlooking the front aspect and central heating radiator. Feature electric fire set on a decorative tiled hearth with matching interior and surround. Dado rail.

EXTENDED KITCHEN DINER

14'3" x 32'8" [max] x 28'9" [min] [4.35m x 9.96m [max] x 8.78m [min]]
Fitted with an extensive range of Shaker style wall and base units with quartz work surfaces over, matching quartz upstands and tiled splashbacks. A large central island incorporates two ceramic Belfast sinks with chrome swan neck mixer tap, full size integrated dishwasher and integrated wine cooler. The island is finished with a quartz waterfall edge and complemented by three pendant lights above. Further integrated appliances include a twin oven and grill, five ring ceramic hob with extractor hood above, integrated microwave/multi oven, full height fridge and separate full height freezer. Two sets of UPVC double glazed French doors open onto the landscaped rear garden and feature built-in blinds, together with a further UPVC double glazed window to the side aspect with integrated blind. Four contemporary white wall mounted radiators, inset spotlights to the ceiling and engineered wood flooring. A large tinted self-cleaning double glazed lantern roof allows an abundance of natural light into the room. A sliding solid wood door provides access to the living room, while two further solid wood doors lead to the utility cupboard and side porch.

SIDE PORCH

Contemporary white wall mounted radiator, composite side entrance door, inset spotlights to the ceiling and engineered wood flooring. Door providing access to the downstairs W.C.

DOWNSTAIRS W.C.

3'3" x 6'3" [1.0m x 1.93m]
Fitted with a low flush W.C. and wash basin with chrome mixer tap set within a vanity unit with storage below. Half tiled walls, chrome ladder style radiator, inset spotlights to the ceiling, wall mounted extractor fan and frosted UPVC double glazed window overlooking the front aspect. Engineered wood flooring.

UTILITY CUPBOARD

Fully tiled flooring and laminate work surface with space and plumbing for a washing machine below and space for a tumble dryer above.

LIVING ROOM

10'11" x 13'10" [3.33m x 4.24m]
UPVC double glazed French doors with a further UPVC double glazed window to the side, both with built-in blinds. Two contemporary white wall mounted radiators and wall mounted electric fire.



FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator and loft access. Four doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

13'10" x 10'10" [4.22m x 3.32m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with mirrored sliding doors, one of which contains a hidden TV point inside. Feature archway providing access into the dressing room.



DRESSING ROOM

7'1" x 6'9" [2.16m x 2.06m]
Fitted double wardrobe with mirrored sliding doors, built-in dressing table with fitted drawers, UPVC double glazed window overlooking the rear elevation and inset spotlights to the ceiling.

BEDROOM TWO

10'11" x 12'10" [3.34m x 3.92m]
Coving to the ceiling, picture rail, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM THREE

9'11" x 7'2" [3.04m x 2.20m]
Fitted cupboard with shelving and mock drawers, UPVC double glazed window overlooking the side elevation and central heating radiator.

BATHROOM

6'2" x 13'0" [1.90m x 3.98m]
Impressive five piece bathroom suite comprising two circular wash basins with chrome taps set within a granite work surface with vanity storage below, freestanding roll top bath with claw feet, centrally positioned chrome mixer tap and separate pull-out shower attachment, low flush W.C. and walk-in shower enclosure with fixed glazed screen. The shower area is fully panelled and fitted with a mixer shower, rainfall shower head and separate shower attachment. Part tiled walls, fully tiled flooring, inset spotlights to the ceiling, extractor fan, large vanity mirror with integrated LED lighting and contemporary white radiator. Two frosted UPVC double glazed windows overlook the rear and side elevations.



OUTSIDE

To the front is a tarmac driveway with a white chipping finish providing off road parking for two vehicles, together with an attractive lawned garden with planted borders to all sides. A covered entrance porch benefits from an external double power socket and up-and-down wall light. An Indian stone paved pathway with low maintenance slate edging runs down the side of the property, with exterior up-and-down lighting positioned along the elevation. A timber gate provides access to the rear garden. The beautifully landscaped rear garden features a wraparound Indian stone paved patio area, ideal for outdoor dining and entertaining. The patio benefits from a double external power socket, sensor lighting and additional exterior wall and ground level lighting. Planted borders with climbing roses add further interest. Steps lead up to an attractive lawned garden with established borders and a large timber summer house with timber door and glazed windows to the front. Mature conifer and privet hedging provide an attractive backdrop and a good degree of privacy.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"The front aspect of the house overlooks a woodland that is managed by the Woodland Residents Association and due to numerous covenants is protected from development. The Association is managed by local residents of Woodland Road and Woodland Rise of which we are members. Further details can be provided on request."

COUNCIL TAX BAND

The council tax band for this property is D.

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.