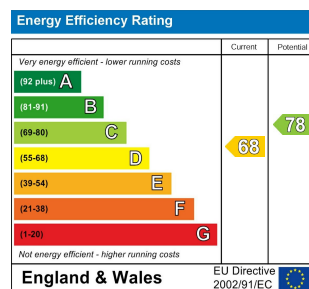


Total area: approx. 134.0 sq. metres (1442.9 sq. feet)



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



2 Whisperwood Close, Outwood, WF1 3TT

For Sale Freehold £385,000

A fantastic opportunity to acquire this four bedroom detached family home, situated on a modern and highly regarded residential development. The property benefits from ample off road parking, further complemented by an integral single garage.

A recessed porch provides access into a spacious and welcoming entrance hall, which in turn leads to a useful understairs storage cupboard, a downstairs WC, and the principal ground floor rooms. To the front aspect, there is a well proportioned dining room featuring a bay window, while to the rear sits a modern fitted kitchen complete with high gloss units, quartz work surfaces, and a range of integrated appliances. The generous living room offers an excellent space for relaxing and entertaining, with double French doors opening into a conservatory that overlooks the rear garden. To the first floor, the landing provides access to three double bedrooms and a single bedroom with bedrooms one, two, and three all benefiting from built in double wardrobes. Bedroom one is further enhanced by a stylish en suite shower room. A contemporary three piece house bathroom serves the remaining bedrooms. Externally, the property boasts a fully enclosed and generously sized rear garden, predominantly laid to lawn with well maintained and attractively planted borders. A greenhouse is positioned to one corner, while a large T shaped block paved patio provides the ideal space for al fresco dining and outdoor entertaining. There is also a low maintenance pebbled seating area, all enclosed by solid boundary walls and fencing for added privacy.

Occupying a desirable corner plot position, the property is conveniently located within close proximity to local amenities and well regarded schools. Excellent transport links are available, with regular bus routes providing access to Wakefield city centre, and the M1 and M62 motorway networks situated just a short distance away, ideal for commuters.

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Two UPVC double glazed frosted panel windows positioned either side of the front door, a solid wooden floor, and a staircase with handrail leading to the first floor landing. There is coving to the ceiling, a central heating radiator, and four doors alongside a small cupboard door providing access to a useful understairs storage cupboard. Doors lead off to the dining room, modern kitchen, living room, and downstairs WC.

DINING ROOM

8'6" x 13'11" [max] x 11'0" [min] [2.60m x 4.26m [max] x 3.37m [min]]

A rectangular bay window with UPVC double glazed windows overlooking the front aspect, along with coving to the ceiling and a central heating radiator.



DOWNSTAIRS W.C.

4'7" x 3'2" [1.42m x 0.97m]

Fitted with a wash hand basin incorporating a chrome mixer tap and tiled splashback, with vanity storage below, and a low flush WC with tiled splashback. There is an extractor fan and a central heating radiator.

KITCHEN

8'6" x 15'3" [2.60m x 4.65m]

The modern fitted kitchen comprises a range of wall and base high gloss units with

quartz work surfaces and matching upstands. Integrated appliances include a twin oven and grill by Neff, a Neff induction hob with griddle plate and extractor hood in black glass above, a Franke 1½ sink and drainer with mixer tap, integrated NEFF washing machine, and full size integrated NEFF dishwasher. There is also space for a freestanding fridge freezer. Additional features include downlights to the wall cupboards, laminate flooring, spotlights to the ceiling, a range of pull out pantry drawers, and a UPVC double glazed window overlooking the rear garden, along with a door providing external access.

LIVING ROOM

15'3" x 12'0" [4.65m x 3.66m]

Coving to the ceiling, a central heating radiator, and a set of timber double French doors with glazed side panels leading into the conservatory.



CONSERVATORY

9'10" x 13'9" [3.0m x 4.20m]

UPVC double glazed windows to three sides, two central heating radiators, wall lighting, and power points. French doors open out to the rear garden.

FIRST FLOOR LANDING

Loft access, coving to the ceiling, and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE

10'6" x 13'7" [max] x 11'7" [min] [3.22m x 4.16m [max] x 3.54m [min]]

Two UPVC double glazed windows to the front elevation, coving to the ceiling, a central heating radiator, and two built in double wardrobes. A door leads into the en suite shower room.



EN SUITE SHOWER ROOM

8'10" x 5'6" [2.71m x 1.69m]

The en suite comprises a large shower cubicle with glazed door and mixer shower, a low flush WC, and a pedestal wash hand basin with mixer tap. The room is fully tiled with a tiled floor, and includes a frosted UPVC double glazed window, underfloor heating, vanity mirror with lighting, heater and demister, and a chrome heated towel radiator.



BEDROOM TWO

8'8" x 13'10" [max] x 11'8" [min] [2.66m x 4.22m [max] x 3.57m [min]]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling, a central heating radiator, and a built in double wardrobe.



BEDROOM THREE

9'8" x 8'2" [2.97m x 2.50m]

UPVC double glazed window to the rear elevation, central heating radiator, and a built in double wardrobe.

BEDROOM FOUR

9'9" x 7'0" [2.98m x 2.14m]

UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM

7'6" x 9'0" [max] x 4'8" [min] [2.31m x 2.75m [max] x 1.44m [min]]

The house bathroom is fitted with a modern three piece suite comprising an 'L' shaped panelled bath with glass shower screen and mixer shower over, a concealed cistern WC, and a wash hand basin set within a vanity unit with chrome fittings. There are tiled walls around the bath and partial tiling elsewhere, a frosted UPVC double glazed window to the side elevation, a grey ladder style radiator, and a cupboard housing the hot water tank/airing space.



OUTSIDE

To the front of the property there is a large block paved driveway providing ample off road parking for multiple vehicles, along with a recessed porch and outside lighting. The integral single garage is accessed via a manual up-and-over door and benefits from power, lighting, and houses the boiler. A timber gate provides access to the side of the property. The rear garden enjoys a desirable corner plot position and features a large 'T' shaped block paved patio, ideal for outdoor dining and entertaining. There is also a low maintenance pebbled seating area with planted borders, a water connection point beneath the kitchen window, and steps leading down to a generously sized lawn garden with well maintained borders and a greenhouse set on a paved base. The garden is fully enclosed by a combination of brick walls and timber fencing, offering a high degree of privacy.



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.