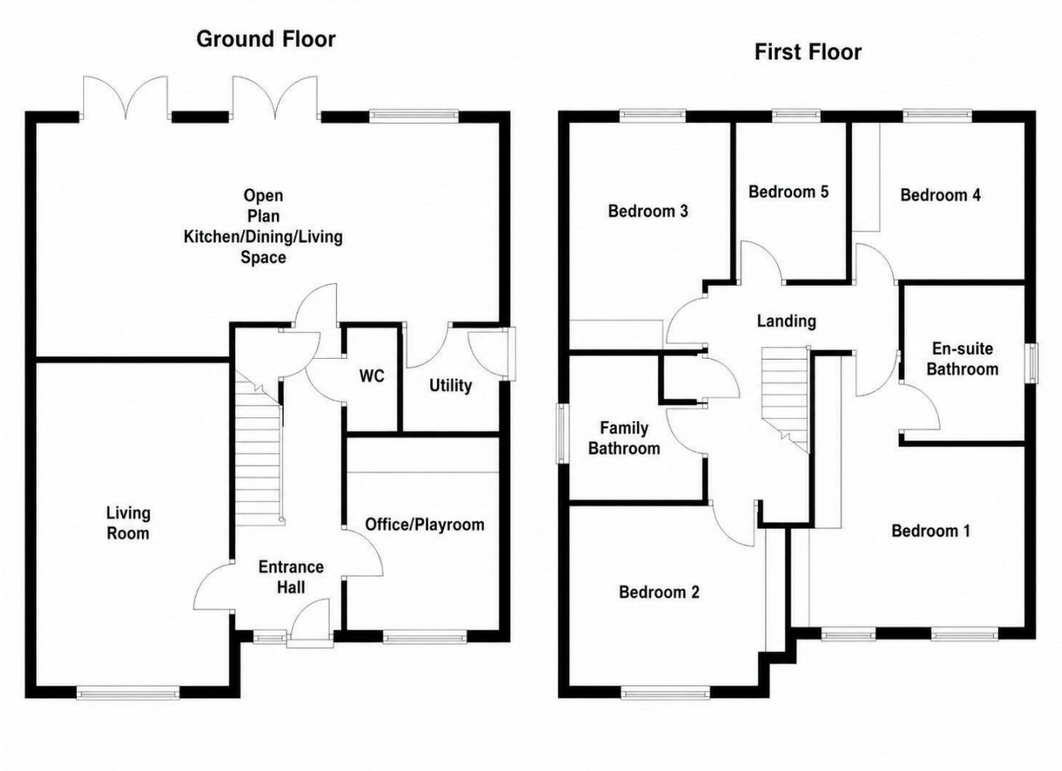

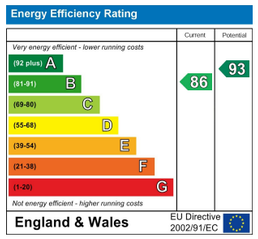

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

51 Ruby Street, Wakefield, WF1 2GA

For Sale Freehold £525,000

A superb opportunity to acquire this exceptional five bedroom detached family home extending towards 151m, occupying a generous corner plot and having been comprehensively renovated to an extremely high standard throughout. Beautifully presented and thoughtfully designed for modern family living, the property offers five well proportioned bedrooms, multiple reception spaces, a stunning open plan kitchen, dining and living area, landscaped gardens and secure off road parking.

The property is approached via a paved pathway through an attractive lawned front garden and opens into an impressive entrance hall finished with porcelain tiled flooring. From here, access is provided to a versatile office/playroom featuring fitted furniture, desk and drawers, together with a spacious living room centred around a striking media wall with built in Philips Hue lighting, integrated shelving and an electric fire. At the heart of the home is the superb open plan kitchen, dining and living space, finished to an exceptional standard and ideal for everyday family life and entertaining. The kitchen benefits from a range of integrated appliances, porcelain tiled flooring and access to a separate utility room, also fitted with integrated appliances. A useful understairs storage cupboard and downstairs WC complete the ground floor accommodation. To the first floor, the landing provides access to five well proportioned bedrooms, all benefitting from fitted wardrobes, together with a luxurious four piece family bathroom. The principal bedroom further benefits from its own beautifully appointed four piece en suite bathroom. Externally, the property enjoys an attractive lawned frontage with mature hedging and open views across landscaped communal gardens, together with a generous enclosed rear garden featuring a porcelain paved patio ideal for outdoor dining and entertaining. A private block paved driveway with electric gates leads to a larger than average detached garage, with the added benefits of an EV charging point and external lighting.

The property is conveniently positioned close to a range of local amenities and well regarded schools, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short distance away, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.

ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Central heating radiator with radiator cover, staircase with handrail leading to the first floor landing and doors providing access to the office/playroom, downstairs W.C., understairs storage cupboard, living room and open plan kitchen dining living space.

LIVING ROOM

11'2" x 17'1" (3.41m x 5.23m)

Recessed tray ceiling (with hue lighting), inset spotlights, feature media wall with built-in electric fire and fixed shelving with LED lighting, two central heating radiators and UPVC double glazed window overlooking the front aspect.

OFFICE/PLAYROOM

9'4" x 9'10" (2.85m x 3.00m)

Fitted desk/dressing table with built-in cupboards and drawers, fitted storage cupboards with shelving, UPVC double glazed window overlooking the front aspect and central heating radiator.

W.C.

5'8" x 3'1" (1.73m x 0.96m)

Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, part tiled walls, tiled flooring, central heating radiator and extractor fan to the ceiling.

OPEN PLAN KITCHEN/DINING/LIVING

28'2" x 12'7" (8.59m x 3.85m)

Fitted with a range of Shaker style wall and base units with laminate work surfaces over and matching upstands. 1.5 stainless steel sink and drainer with swan neck mixer tap and instant hot water tap, integrated fridge, integrated Zanussi dishwasher, pull-out bin cupboard, integrated Neff oven and grill, integrated Neff microwave with warming drawer below, four ring gas hob with stainless steel splashback and cooker hood above, together with under cabinet lighting. Integrated fridge/freezer, two sets of UPVC double glazed French doors leading onto the landscaped rear garden, UPVC double glazed window overlooking the rear aspect, inset spotlights to the ceiling and two central heating radiators.

UTILITY

Fitted with a range of wall and base units with laminate work surfaces over and matching upstands, stainless steel sink and drainer with mixer tap, integrated washer dryer, composite side entrance door, inset spotlights and extractor fan to the ceiling. Combination boiler housed within one of the cupboards and central heating radiator.

FIRST FLOOR LANDING

Loft access with built-in pull-down ladder leading to a half-boarded loft with lighting. Doors provide access to five bedrooms, the family bathroom and a useful storage cupboard with fitted shelving.

BEDROOM ONE

14'5" x 14'5" (4.41m x 4.41m)

Two UPVC double glazed windows overlooking the front elevation, central heating radiator, fitted dressing table and fitted wardrobes with smoked mirrored sliding doors providing extensive storage. Door providing access to the en suite bathroom.

EN SUITE BATHROOM/W.C.

7'5" x 8'5" (2.27m x 2.58m)

Fitted with a four piece suite comprising panelled bath with mixer tap and tiled splashback, larger than average shower enclosure with sliding glass doors, mixer shower and fully tiled walls within the enclosure, wash basin with chrome mixer tap set within vanity drawers and low flush W.C. Part tiled walls, fully tiled floor, wall mounted extractor fan, inset spotlights to the ceiling, frosted UPVC double glazed window to the side elevation, large vanity mirror and chrome ladder style central heating radiator.

BEDROOM TWO

9'7" x 11'6" (2.94m x 3.52m)

Fitted double wardrobe with smoked mirrored sliding doors, UPVC double glazed window overlooking the front elevation and open aspect beyond, together with a central heating radiator.

BEDROOM THREE

10'2" x 12'0" (3.12m x 3.66m)

Fitted double wardrobe with mirrored sliding doors, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

8'4" x 10'8" (2.56m x 3.27m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with mirrored sliding doors.

BEDROOM FIVE

8'5" x 6'7" (2.57m x 2.03m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and two fitted double wardrobes providing excellent storage.

SHOWER ROOM/W.C.

8'2" x 8'0" (2.50m x 2.45m)

Fitted with a four piece suite comprising panelled bath with mixer tap, wash basin with mixer tap set within high gloss vanity drawers, low flush W.C. and large shower enclosure with sliding glass door and electric shower. Fully tiled walls within the shower enclosure, fully tiled floor, part tiled walls, large vanity mirror, inset spotlights to the ceiling, chrome ladder style central heating radiator, wall mounted extractor fan and frosted UPVC double glazed window overlooking the side elevation.

OUTSIDE

To the front, the property enjoys uninterrupted views over open fields. A central paved pathway leads through an attractive lawned front garden with Honeysuckle Box (Lonicera Nitida) hedge borders. The garden continues around both sides of the property, with a privet hedge and low maintenance pebbled border to one side and a timber gate providing access to the rear. The rear garden is larger than average and benefits from a generous paved patio area, ideal for outdoor dining and entertaining. The lawned garden incorporates a central paved pathway which continues around the side, taking advantage of the property's corner plot position. A further pathway leads to the utility entrance, with a low maintenance pebbled border. The garden is enclosed by timber panel fencing on all three sides. A private driveway with double wrought iron gates and electric motor provides access onto a block paved driveway offering off road parking.

COUNCIL TAX BAND

The council tax band for this property is F.

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.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

PLEASE NOTE

The vendor pays an annual service charge of £118.