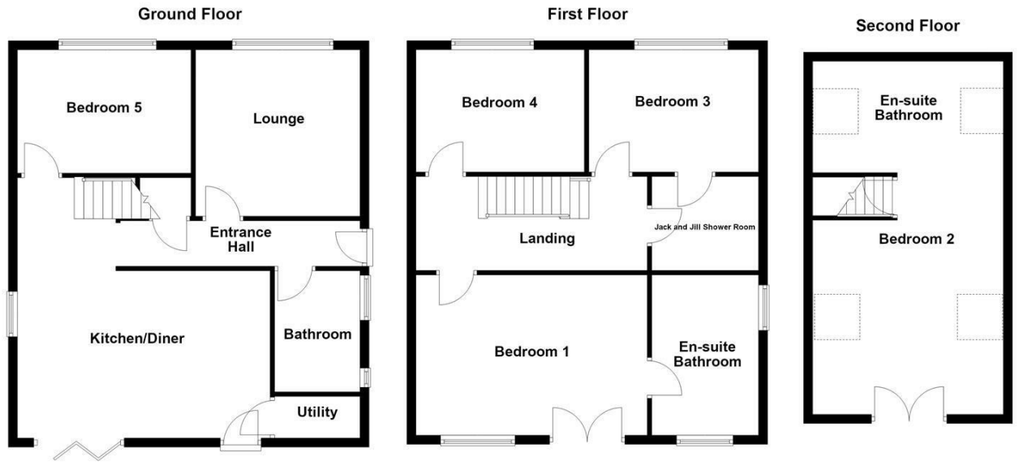
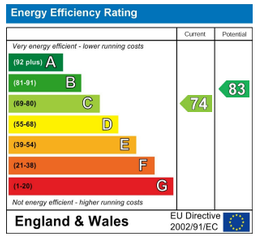


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

607A Denby Dale Road, Calder Grove, Wakefield, WF4 3DJ

For Sale Freehold £577,000

Enjoying an attractive open aspect over neighbouring fields and set back from the roadside is this substantial five bedroom detached executive family home. Offering exceptionally spacious and versatile accommodation arranged over three floors, the property is ideally suited to growing and larger families and benefits from generous off road parking, a detached garage and an attractive rear garden.

The ground floor accommodation is approached via a welcoming entrance hall and features an impressive contemporary open plan kitchen diner, providing a superb space for everyday family living and entertaining. A separate lounge offers further generous reception space, while bedroom five provides excellent flexibility and could equally be utilised as a home office or additional sitting room. A modern bathroom and useful utility room complete the ground floor. To the first floor are three further well proportioned bedrooms, including a particularly generous principal bedroom with a stylish contemporary en suite bathroom. A further bedroom benefits from access to a modern Jack and Jill shower room, providing excellent facilities for family living. Occupying the second floor is an impressive additional double bedroom, creating a superb private suite with an open plan en suite bathing area and useful eaves storage. French doors open onto a Juliet style balcony, taking advantage of the property's pleasant outlook. Externally, electric gates open onto a substantial tarmacadam driveway providing ample off road parking and leading to a detached brick built garage with an electrically operated door. The low maintenance block paved frontage also offers the potential for additional parking if required. To the rear is an attractive lawned garden with a block paved patio area, creating an ideal setting for al fresco dining, entertaining and relaxation while enjoying the appealing open aspect across the neighbouring fields.

The property is conveniently positioned for a range of local shops, schools and everyday amenities, with regular bus services operating nearby. Excellent access to the motorway network also makes the property particularly convenient for those travelling to surrounding towns and cities.

Offered for sale with no onward chain, this impressive family home combines substantial accommodation, versatility and an attractive setting. An early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.

ACCOMMODATION

ENTRANCE HALL
UPVC side entrance door leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing, useful understairs storage and doors providing access to the bathroom and bedroom five. The entrance hall opens through into the contemporary open plan kitchen diner.

BATHROOM/W.C.
8'8" x 5'3" (2.66m x 1.61m)
Fitted with a modern suite comprising low flush W.C., wash basin with vanity drawers beneath and panelled bath with mixer shower over and separate shower attachment. Fully tiled walls and flooring, chrome ladder style heated towel radiator, recessed LED spotlights and frosted UPVC double glazed window overlooking the side elevation.

LOUNGE
11'10" x 11'11" (3.62m x 3.65m)
Accessed via French doors from the entrance hall. UPVC double glazed window overlooking the front elevation, central heating radiator, laminate flooring and recessed spotlights to the ceiling.

BEDROOM FIVE
UPVC double glazed window overlooking the front elevation, central heating radiator and recessed spotlights to the ceiling.

KITCHEN/DINER
18'5" x 11'7" (5.63m x 3.54m)
Impressively appointed with a contemporary range of white high gloss wall and base units with quartz work surfaces over. A central island with quartz work surface incorporates breakfast bar seating, integrated induction hob with pop-up extractor and useful drawer storage. Further features include an inset sink with separate drainer, mixer tap and instant hot water tap, integrated combination microwave, integrated double oven/grill, integrated fridge freezer and integrated dishwasher. Wood effect flooring, recessed spotlights to the ceiling and central heating radiators. UPVC double glazed window overlooking the side elevation together with bi-folding doors and additional glazing opening onto and overlooking the rear garden. A door provides access to the utility room.

UTILITY ROOM
Space and plumbing for a washing machine and space for a tumble dryer. The gas fired combination boiler is also housed within the utility room.

FIRST FLOOR LANDING
Recessed spotlights to the ceiling, doors providing access to three bedrooms and the Jack and Jill shower room, together with staircase leading to the second floor.

BEDROOM ONE
15'5" x 11'6" (4.70m x 3.51m)
Central heating radiator, recessed spotlights to the ceiling and UPVC double glazed window and French doors overlooking the rear elevation. Door providing access to the en suite bathroom.

EN SUITE BATHROOM/W.C.
11'5" x 7'8" (3.50m x 2.36m)
Superbly appointed with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within vanity drawers, walk-in shower enclosure with mixer shower and separate shower attachment, and freestanding bath. Fully tiled walls and flooring, two contemporary heated towel radiators, recessed spotlights and UPVC double glazed windows overlooking the side and rear elevations.

BEDROOM FOUR
11'11" x 9'3" (3.64m x 2.82m)
UPVC double glazed window overlooking the front elevation, central heating radiator and recessed spotlights to the ceiling.

BEDROOM THREE
12'0" x 9'2" (3.66m x 2.80m)
UPVC double glazed window overlooking the front elevation, central heating radiator and recessed spotlights to the ceiling. Door providing access to the Jack and Jill shower room.

JACK AND JILL SHOWER ROOM/W.C.
7'10" x 5'8" (2.39m x 1.75m)
Contemporary suite comprising concealed cistern low flush W.C., wash basin set within a vanity unit and corner shower enclosure with mixer shower and separate shower attachment. Fully tiled walls and flooring, chrome ladder style heated towel radiator and recessed spotlights to the ceiling.

SECOND FLOOR - BEDROOM TWO
27'1" x 13'10" (8.27m x 4.22m)
An impressive second floor bedroom with sloping ceilings and useful eaves storage to either side. Two central heating radiators, UPVC double glazed French doors opening onto a Juliet style balcony with glazed balustrade and four further UPVC double glazed windows, two positioned to either side. The room also incorporates an open plan en suite bathroom area.

EN SUITE BATHROOM/W.C.
Contemporary open plan suite comprising concealed cistern low flush W.C., wash basin set within vanity storage and freestanding bath. Tile effect flooring, part tiled walls and two UPVC double glazed windows positioned to either side.

OUTSIDE
Electric gated access opens onto a tarmacadam driveway providing ample off road parking and leading to a detached brick built garage with electrically operated door. A low maintenance block paved frontage provides the potential for additional off street parking. To the rear is an attractive lawned garden enjoying an open aspect over fields beyond. A generous block paved patio provides an ideal space for outdoor dining and entertaining, while external power points are also available within the garden.

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.

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.