



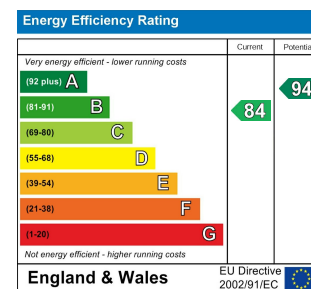
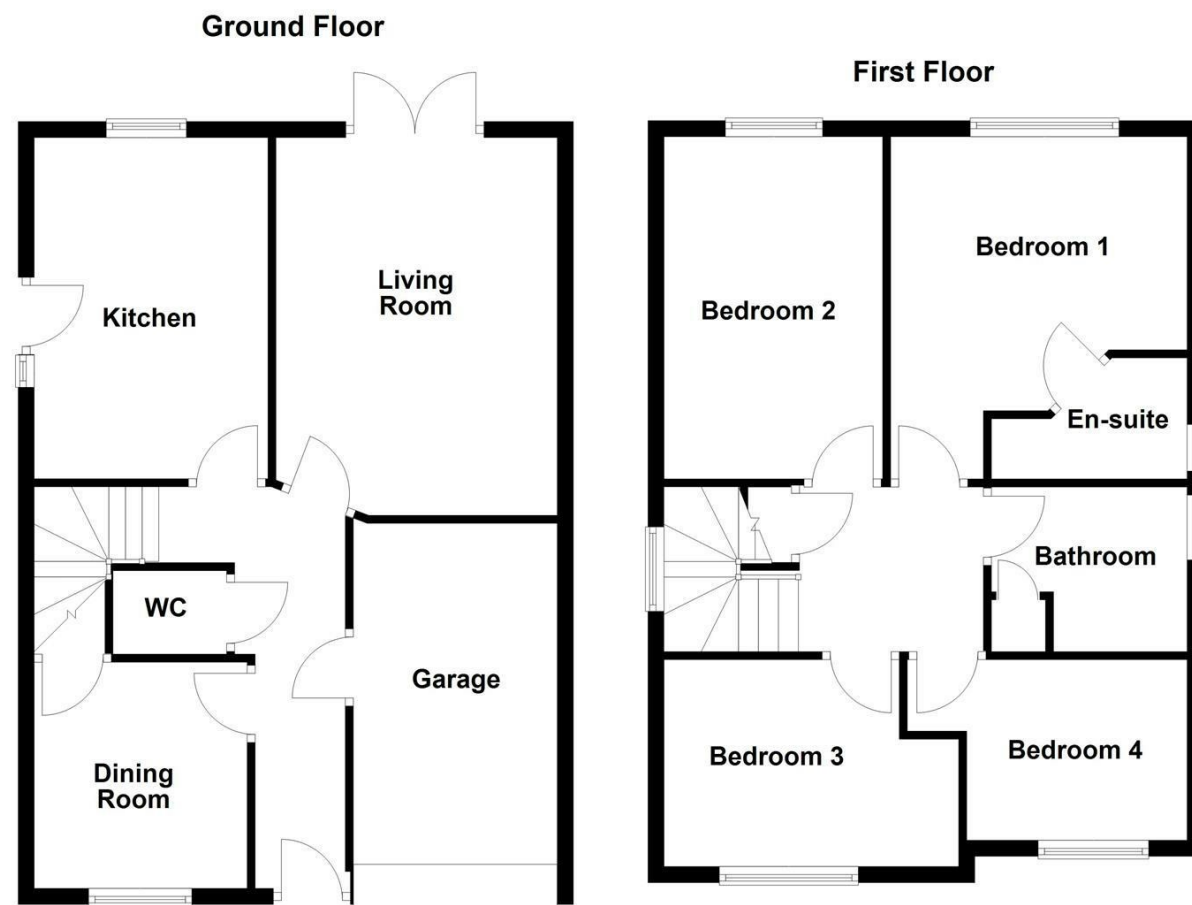
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3 Bobbin Way, Wakefield, WF2 8FL

For Sale Freehold £325,000

A deceptively spacious four bedroom detached family home, featuring an en suite shower room to the principal bedroom, located within this highly sought after development. The property benefits from gas central heating and sealed unit double glazing.

This lovely family home is approached via a welcoming reception hallway with a guest cloakroom off to the side. The living room, situated to the rear, features French doors opening onto the garden, creating a bright and inviting space. To the front, there is a separate dining room with a built in storage cupboard. The kitchen is generously proportioned and fitted with a contemporary range of units, including integrated appliances, and has a side access door. To the first floor, the principal bedroom enjoys an en suite shower room, while the three further well proportioned bedrooms are served by a stylish family bathroom. Externally, the property offers side by side driveway parking to the front, leading up to the integral garage and benefits from an electric car charging point. The rear garden has an outside tap and is mainly laid to lawn with a small paved patio area, ideal for outdoor entertaining.

Situated in a popular residential area, the property is conveniently close to local schools, shops, and recreational facilities, with Wakefield city centre providing a broader range of amenities. Excellent transport links are available via Wakefield's mainline railway station and the national motorway network.

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,

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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.



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ACCOMMODATION

ENTRANCE HALL

Panel front entrance door, central heating radiator, doors to the dining room, w.c., kitchen and living room. Connecting door through to the garage.

LIVING ROOM

15'5" x 11'5" [4.7m x 3.5m]

French doors to the rear garden, double central heating radiator and provision for a television.



DINING ROOM

9'2" x 8'10" [2.8m x 2.7m]

Window to the front, central heating radiator and useful under-stairs cupboard.

KITCHEN

14'1" x 9'6" [4.3m x 2.9m]

Contemporary grey fronted wall and base units with laminate worktops and matching upstands, stainless steel sink unit, stainless steel four ring gas hob

with matching splashback and filter over, built in oven, built in washing machine, built in dishwasher and built in fridge freezer. Ceramic tiled flooring, double central heating radiator, window overlooking the rear garden, further window and external door to the side.

W.C.

Two piece white and chrome suite comprising w.c and wash basin. Ceramic tiled floor, central heating radiator and extractor fan.

GARAGE

17'0" x 8'10" [5.2m x 2.7m]

Up and over door to the front, wall mounted Ideal gas fired central heating boiler and connecting door through to the reception hall.

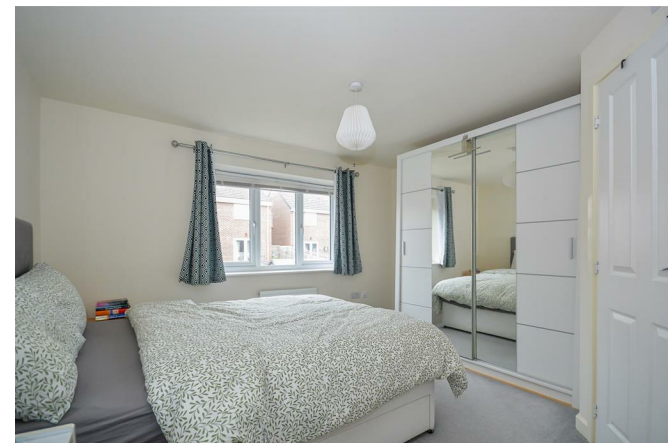
FIRST FLOOR LANDING

Loft access point, central heating radiator and useful linen cupboard. Doors to four bedrooms and bathroom.

BEDROOM ONE

12'1" x 11'1" [max] [3.7m x 3.4m [max]]

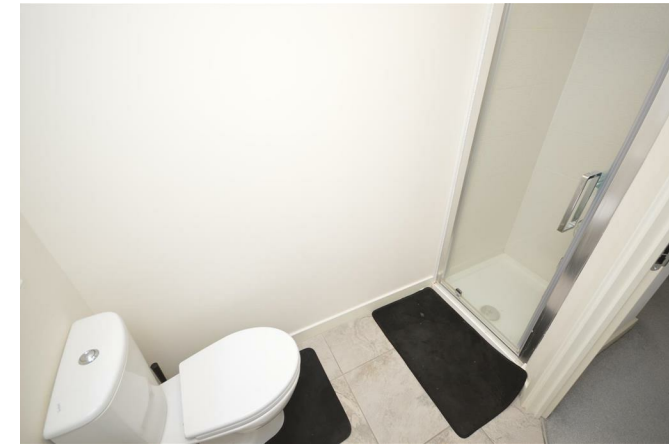
Window overlooking the back garden, central heating radiator and connecting door through to the en suite.



EN SUITE/W.C.

7'10" x 4'11" [max] [2.4m x 1.5m [max]]

Three piece white and chrome suite comprising shower cubicle with glazed screen, w.c. and wash basin. Central heating radiator, frosted window to the side and extractor fan.



BEDROOM TWO

9'7" x 9'10" [2.94m x 3m]

Window overlooking the back garden and central heating radiator.



BEDROOM THREE

12'1" x 9'2" [3.7m x 2.8m]

Window to the front and central heating radiator.



BEDROOM FOUR

9'2" x 7'6" [2.8m x 2.3m]

Window to the front and central heating radiator.

BATHROOM/W.C.

7'10" x 6'10" [max] [2.4m x 2.1m [max]]

Three piece white and chrome suite comprising panel bath with shower and glazed screen, pedestal wash basin and w.c. Frosted window, part tiled walls, central heating radiator, extractor fan and built-in linen cupboard.



OUTSIDE

To the front is a lawned garden and driveway providing off street parking for two vehicles, leading up to the integral garage with electric car charging point. To the rear is a larger garden with an outside tap and a lawn with small patio seating area.



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.

LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.