



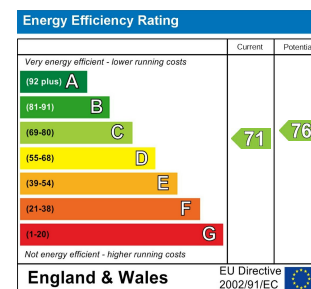
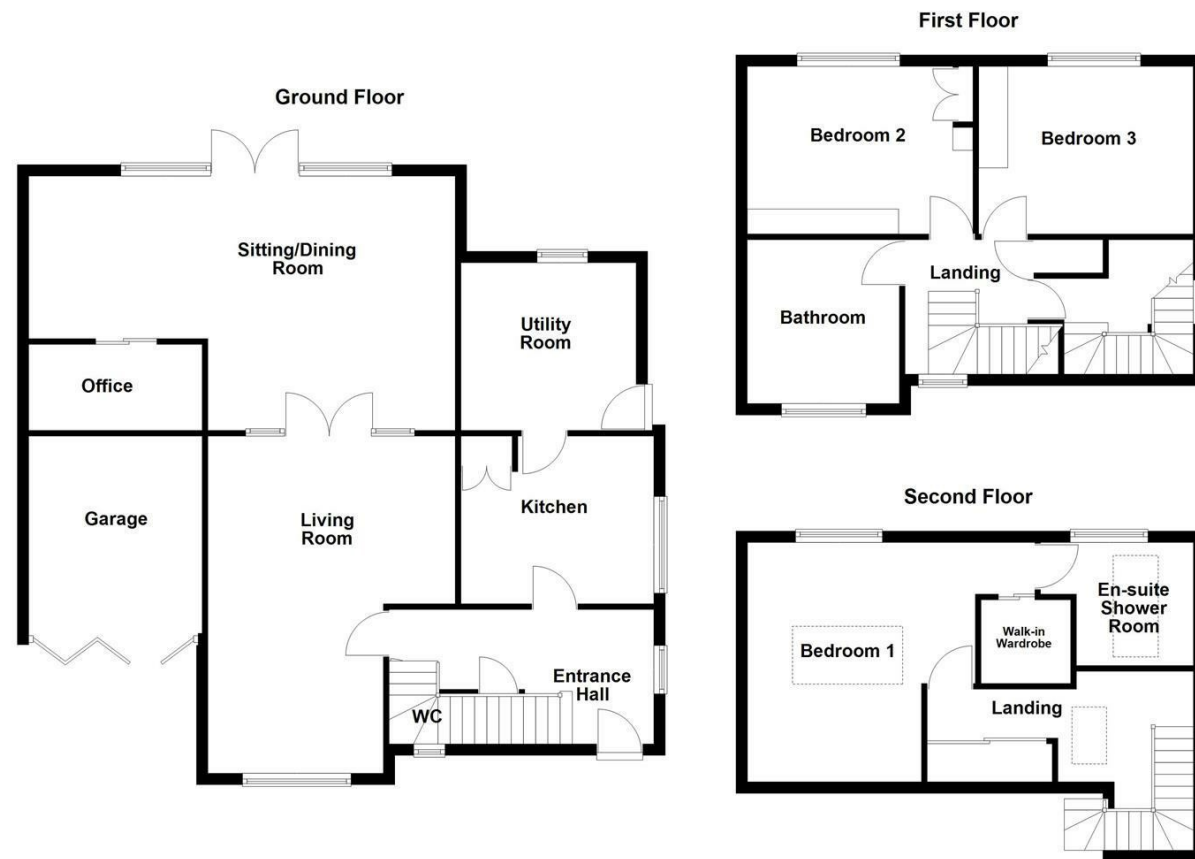
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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**16 Hedley Crescent, Wakefield, WF1 2JG**

**For Sale Freehold Guide Price £450,000**

Enjoying a pleasant cul-de-sac position is this beautifully presented three bedroom family home, offering spacious and versatile accommodation arranged over three floors. Benefiting from landscaped rear gardens, this superb property also features ample off street parking via a block paved driveway and an attached garage.

The accommodation briefly comprises a welcoming entrance hall with an understairs storage cupboard and downstairs w.c. The L-shaped living room enjoys a feature fireplace with a wood burning stove and double French doors leading to the dining/sitting room, which in turn provides access to a home office with sliding door and French doors to the garden. The modern kitchen is fitted with integrated appliances and a door leading to a large utility room, completing the ground floor. To the first floor, there are two generous double bedrooms, both with fitted wardrobes, and a modern four piece family bathroom accessed from the landing, which also includes a storage cupboard with fixed shelving. A further staircase leads to the second floor, where you will find the principal bedroom, a spacious double with a walk-in wardrobe, contemporary en suite shower room, and lantern-style windows providing an abundance of natural light. Externally, double timber gates open onto a block-paved driveway providing ample off road parking and access to the attached garage. The front garden features a well kept lawn with a porcelain paved pathway and planted borders. To the rear, the landscaped garden offers a two tiered decked patio area, ideal for outdoor dining and entertaining, with artificial lawn sections, pebbled pathways, and well maintained planted borders. There is also a large timber summer house with a paved seating area behind, external power and water points. The entire garden is fully enclosed by timber fencing, making it perfect for families with children or pets.

The property is within walking distance of local amenities and well regarded schools, with convenient access to main bus routes to and from Wakefield city centre. The M1 and M62 motorway networks are just a short drive away, making this an ideal location for commuters.

A truly impressive home of excellent quality and generous proportions, an early viewing is highly recommended to fully appreciate all that is on offer.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door leads into the entrance hall. Parquet flooring, a UPVC double glazed window to the side aspect, a central heating radiator, coving to the ceiling and doors to the understairs storage cupboard, downstairs w.c., living room and kitchen.

### W.C.

47" x 29" [1.42m x 0.84m]

Fitted with a low flush w.c and wash basin with mixer tap set into a vanity unit below. Fully tiled walls, UPVC double glazed frosted window to the front aspect, coving to the ceiling and laminate flooring.

### KITCHEN

97" x 111" [2.93m x 3.40m]

Fitted with a range of wall and base units with work surfaces over and tiled splashback above, 15 stainless steel sink and drainer with swan neck mixer tap, display cabinets with glass shelving and a range cooker with splashback and extractor hood over. UPVC cladding to the ceiling, a UPVC double glazed window overlooking the side aspect. Integrated full size dishwasher, central heating radiator and bi-fold doors providing access into a pantry cupboard with fixed shelving. Door through to the utility room.

### UTILITY ROOM

98" x 101" [2.96m x 3.09m]

A Belfast sink with twin taps, tiled splashback, original corning to the ceiling, UPVC cladding to the ceiling and space for a large fridge freezer. Freestanding central heating radiator, a range of wall and base units with work surface over, and plumbing for washing machine with space for tumble dryer beneath. UPVC double glazed window to the rear aspect, UPVC double-glazed side entrance door, central heating radiator and cupboard door providing access into the boiler cupboard.

### LIVING ROOM

90" [min] x 130" [max] x 195" [2.75m [min] x 3.97m [max] x 5.94m]

A UPVC double glazed window overlooking the front aspect, central heating radiator and original solid wood parquet flooring. A tiled hearth and decorative surround with a cast iron wood burner set into the chimney breast with fitted shelving to either side. Double timber doors lead through to the sitting/dining room.



### SITTING/DINING ROOM

142" x 127" [min] x 232" [max] [4.32m x 3.84m [min] x 7.08m [max]]

Two central heating radiators, UPVC double glazed windows overlooking the landscaped garden and UPVC double-glazed French doors with glazed fanlight above opening out to the patio. Inset ceiling spotlights and a sliding door providing access into the office.



### OFFICE

311" x 97" [121m x 2.94m]

Sliding door, fitted with inset ceiling spotlights, floor to ceiling storage cupboards, built in desk and drawers, French doors lead to the rear garden.

### FIRST FLOOR LANDING

A frosted window to the front elevation, central heating radiator and doors leading to two bedrooms, storage cupboard with fitted shelving, staircase to the second floor and bathroom.

### BEDROOM TWO

100" x 131" [3.06m x 3.99m]

Two UPVC double glazed windows overlooking the rear elevation, coving to the ceiling, laminate flooring, built in double wardrobe and high gloss fitted wardrobe to the opposite wall.

### BEDROOM THREE

100" x 113" [3.05m x 3.44m]

Two UPVC double glazed windows to the rear elevation, coving to the ceiling, central heating radiator, laminate flooring and high gloss fitted wardrobes with sliding doors.

### BATHROOM/W.C.

811" x 89" [2.74m x 2.68m]

Comprises a four piece suite with freestanding bath with floor-mounted mixer tap and pull-out shower attachment, low flush w.c. with concealed cistern and wash basin with mixer tap set into laminate work surface with vanity units below. A walk in shower cubicle with solid glass screen, rain shower head and hand held attachment. Fully laminated walls in the shower cubicle and fully tiled walls throughout. Laminate flooring, extractor fan, inset ceiling spotlights, and UPVC double glazed frosted windows to the front elevation. Contemporary dark grey radiator.



### SECOND FLOOR LANDING

UPVC double glazed frosted window to the side elevation, central heating radiator and understairs storage cupboard. Inset ceiling spotlights, Velux style window to the front elevation and storage cupboard with sliding doors. Door leading to bedroom one.

### BEDROOM ONE

131" x 148" [3.99m x 4.49m]

A large lantern window to the ceiling, laminate flooring, inset ceiling spotlights, UPVC double glazed window overlooking the rear elevation and contemporary white radiator. Sliding door provides access to a walk in wardrobe fitted with shelves, rails, and inset lighting. Further door through to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

78" [max] x 69" [min] x 710" [2.36m [max] x 2.06m [min] x 2.40m]

A three piece suite with low flush w.c. with concealed cistern, wash basin with mixer tap set into laminate work surface with vanity units below, and shower cubicle with sliding glass door, mixer shower, rain head, and hand held attachment. Fully laminated shower walls, part tiled

ensuite walls, UPVC ceiling with inset spotlights, extractor fan and double glazed lantern window to the ceiling. Two frosted UPVC double-glazed windows to the rear and a contemporary dark grey radiator.



### OUTSIDE

The property features an attractive front lawn with porcelain paving, pebbled borders, and a block paved driveway leading to a garage with bi-fold timber doors, power, and lighting, plus side access with water connections and sensor lighting. To the rear, a landscaped garden offers two timber decked patios, a summer house, artificial lawn, veg plot enclosed with a fruit cage [included in sale], outdoor power and water points and scenic views over the park.



### 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.