



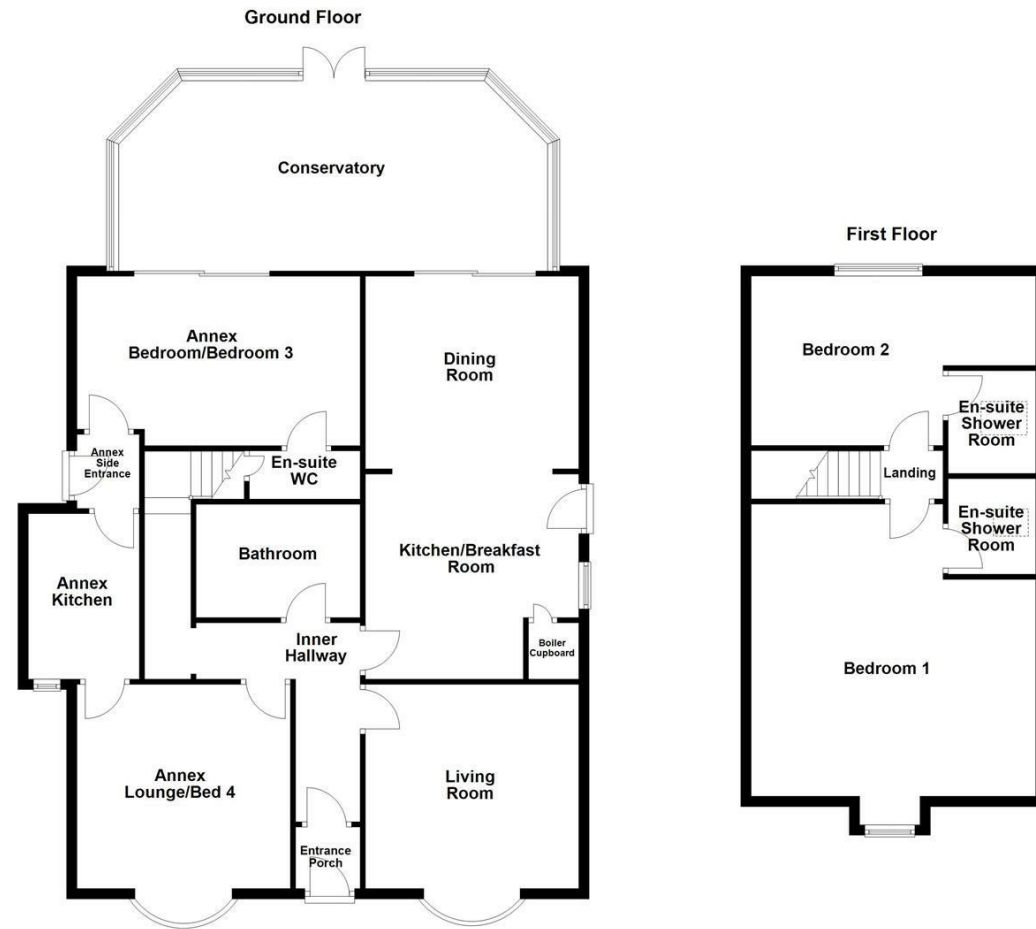
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6 Hedley Crescent, Wakefield, WF1 2JG

For Sale Freehold £550,000

Situated in the highly regarded Newton Hill area of Wakefield, this deceptively spacious four bedroom detached bungalow offers exceptionally versatile and well proportioned accommodation throughout. Boasting generous reception space, ample off street parking, a substantial enclosed garden overlooking Newton Hill Park, and a self contained annexe ideal for multi-generational living, this is a rare opportunity not to be missed.

The main accommodation briefly comprises an entrance porch leading into the central hallway, which provides access to a further inner hallway, the living room, kitchen/breakfast room, family bathroom, and the annexe lounge/bedroom four. The kitchen/breakfast room provides access to the dining room and a side entrance, whilst the dining room opens into the conservatory, which enjoys direct access to the rear garden. The annexe accommodation comprises a lounge area leading through to a fitted kitchen with its own side entrance. The side entrance also provides access to an additional bedroom [currently utilised as bedroom three], which benefits from access to the conservatory and an en suite WC, creating flexible living arrangements for extended family members or guests. A further hallway accessed from the entrance hall leads to a staircase rising to the first floor, where bedrooms one and two are located. Both bedrooms benefit from en-suite shower rooms, with bedroom two also enjoying loft access. A range of built-in storage solutions can be found throughout the property.

Externally, the property occupies a generous plot. To the front, the garden incorporates attractive planted beds and a substantial block paved circular driveway, accessed via two sets of wrought iron double gates and enclosed by boundary walls. One driveway provides access to the annexe entrance, whilst additional block paving continues to the side and rear of the property. The rear garden is arranged over two levels, with the upper tier comprising a spacious paved patio area, ideal for outdoor dining and entertaining. The lower tier is predominantly laid to lawn and features well-stocked borders containing a variety of mature trees, shrubs, and flowering plants. Further benefits include a timber-built garden shed and summer house. The garden is fully enclosed by timber fencing, making it ideal for families with children and pets.

Newton Hill remains a highly sought after residential location, appealing to a wide range of purchasers. Local shops, amenities, and well regarded schools can all be

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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CONVEYANCING

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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.

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE PORCH

4'0" x 3'11" [1.22m x 1.20m]

Entered via a frosted and stained glass UPVC double glazed front door. The porch features coving to the ceiling and a door leading through to the inner hallway.

INNER HALLWAY

12'7" [max] x 10'5" [min] x 3'11" [3.85m [max] x 3.18m [min] x 1.21m]

With coving to the ceiling, ceiling rose, central heating radiator, and an opening leading to a further hallway. Doors provide access to the living room, annexe living room/bedroom four, bathroom, and kitchen/breakfast room.

LIVING ROOM

14'4" [max] x 13'6" [min] x 7'6" [4.37m [max] x 4.13m [min] x 2.30m]

Featuring a UPVC double glazed bow window to the front elevation, coving to the ceiling, ceiling rose, central heating radiator, and a gas fireplace with marble hearth and surround complemented by a wooden mantel.

KITCHEN/BREAKFAST ROOM

13'6" [max] x 12'11" [min] x 9'0" [4.12m [max] x 3.95m [min] x 2.75m]

Fitted with a frosted UPVC double glazed side entrance door and matching window to the side elevation. There is access to a boiler cupboard housing the Worcester boiler and an opening through to the dining room. The kitchen is fitted with a range of wall and base units with laminate work surfaces incorporating a composite 1 1/2 bowl sink and drainer with mixer tap and tiled splashbacks. A central island provides additional storage and a breakfast bar seating area. There is space for a gas cooker with extractor hood above, integrated under counter fridge and freezer, space and plumbing for a dishwasher, and space and plumbing for a washing machine. Coving to the ceiling completes the room.



DINING ROOM

12'6" x 13'6" [3.82m x 4.12m]

With coving to the ceiling, ceiling rose, central heating radiator, and UPVC double glazed sliding doors leading into the conservatory. There is also a gas point available for the installation of a fireplace.

CONSERVATORY

25'11" [max] x 11'9" [min] x 8'4" [7.90m [max] x 3.60m [min] x 2.55m]

A spacious conservatory surrounded by UPVC double glazed windows, with French doors opening onto the rear garden. Additional sliding doors provide access to both the dining room and annexe bedroom. The room benefits from a central heating radiator and partially frosted glazing.



BATHROOM

10'5" x 6'7" [3.20m x 2.02m]

Appointed with a concealed cistern low flush WC, ceramic wash hand basin set within a vanity unit with storage below, LED illuminated mirror, panelled bath with mixer tap and shower attachment, and a separate shower cubicle with mains-fed rainfall shower and additional shower attachment. Further features include a chrome ladder style heated towel rail, extractor fan, coving to the ceiling, and partial wall tiling.

ANNEX LOUNGE/BEDROOM FOUR

14'5" [max] x 13'6" [min] x 9'3" [4.40m [max] x 4.12m [min] x 2.82m]

A versatile reception room or bedroom featuring a UPVC double glazed bow window to the front elevation, coving to the ceiling, central heating radiator, gas fireplace with marble hearth and surround, and a door leading through to the annexe kitchen.

ANNEX KITCHEN

7'0" x 10'5" [2.15m x 3.20m]

Fitted with a range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, laminate splashbacks, four ring induction hob with stainless steel extractor hood above, integrated oven, integrated microwave, and integrated fridge and freezer. There is also space and plumbing for a washing machine, which is included in the sale. Additional features include a UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, ceiling rose, and access to the annexe side entrance.

ANNEX SIDE ENTRANCE

4'3" x 3'8" [1.30m x 1.12m]

Accessed via a frosted stained glass UPVC double glazed door. With coving to the ceiling and doors leading to the annexe kitchen and annexe bedroom.

ANNEX BEDROOM/BEDROOM THREE

17'4" [max] x 11'2" [min] x 9'8" [5.30m [max] x 3.42m [min] x 2.97m]

Benefiting from sliding UPVC double glazed doors leading into the conservatory, coving to the ceiling, central heating radiator, fitted wardrobes and storage cupboards with partially mirrored doors, and access to the en suite WC. The room also incorporates a shower cubicle with mains fed shower attachment, ceiling fan and glazed shower screen with tiled surrounds.



EN SUITE W.C.

2'11" x 6'2" [0.90m x 1.90m]

Fitted with a low flush WC and ceramic pedestal wash hand basin with mixer tap and tiled splashback. There is also an extractor fan, ceiling fan and access to eaves storage.

FURTHER HALLWAY

2'11" x 14'5" [0.90m x 4.40m]

With staircase rising to the first floor landing, skylight, central heating radiator, and coving to the ceiling.

FIRST FLOOR LANDING

With coving to the ceiling and doors providing access to bedrooms one and two.

BEDROOM ONE

20'9" x 18'2" [max] x 11'11" [min] [6.35m x 5.55m [max] x 3.65m [min]]

A spacious double bedroom featuring exposed ceiling beams, central heating radiator, UPVC double glazed window with partial stained glass detailing and window seat, fitted wardrobes and storage units, additional storage access, and a door leading to the en suite shower room.



EN SUITE SHOWER ROOM

5'5" x 6'1" [1.66m x 1.87m]

Comprising a low flush WC, pedestal wash hand basin, and shower cubicle with mains-fed shower and glazed screen. Additional features include a skylight, central heating radiator, and partial wall tiling.

BEDROOM TWO

18'2" [max] x 11'1" [min] x 5'7" [5.55m [max] x 3.40m [min] x 1.72m]

Enjoying far reaching views across Newton Hill Park via a UPVC double glazed rear window. The room also benefits from a central heating radiator, loft access, storage access, and a door leading to the en suite shower room.

EN SUITE SHOWER ROOM

5'6" x 6'6" [1.70m x 2.0m]

Fitted with a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, and a shower cubicle with mains-fed shower and glazed screen. Further benefits include a skylight, central heating radiator, extractor fan, and partial wall tiling.

OUTSIDE

To the front of the property, a substantial block paved circular driveway provides ample off street parking and is accessed via two sets of wrought iron double gates. The frontage is enhanced by mature planted beds containing a variety of trees, shrubs, and flowering plants, all enclosed by boundary walls. Pathways provide access to both the annexe entrance and the main kitchen entrance. The rear garden enjoys views over Newton Hill Park and is arranged over tiers. A raised paved patio provides an excellent space for outdoor dining and entertaining, with steps leading down to an extensive lawned area incorporating planted and pebbled features. Further benefits include a timber built summer house and garden shed. The garden is enclosed by a combination of timber fencing, mature hedging, and established trees, with a timber gate providing direct access towards the park. The fully enclosed nature of the garden makes it ideal for children and pets.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The property, is situated in a calm, friendly, cul-de-sac."

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.