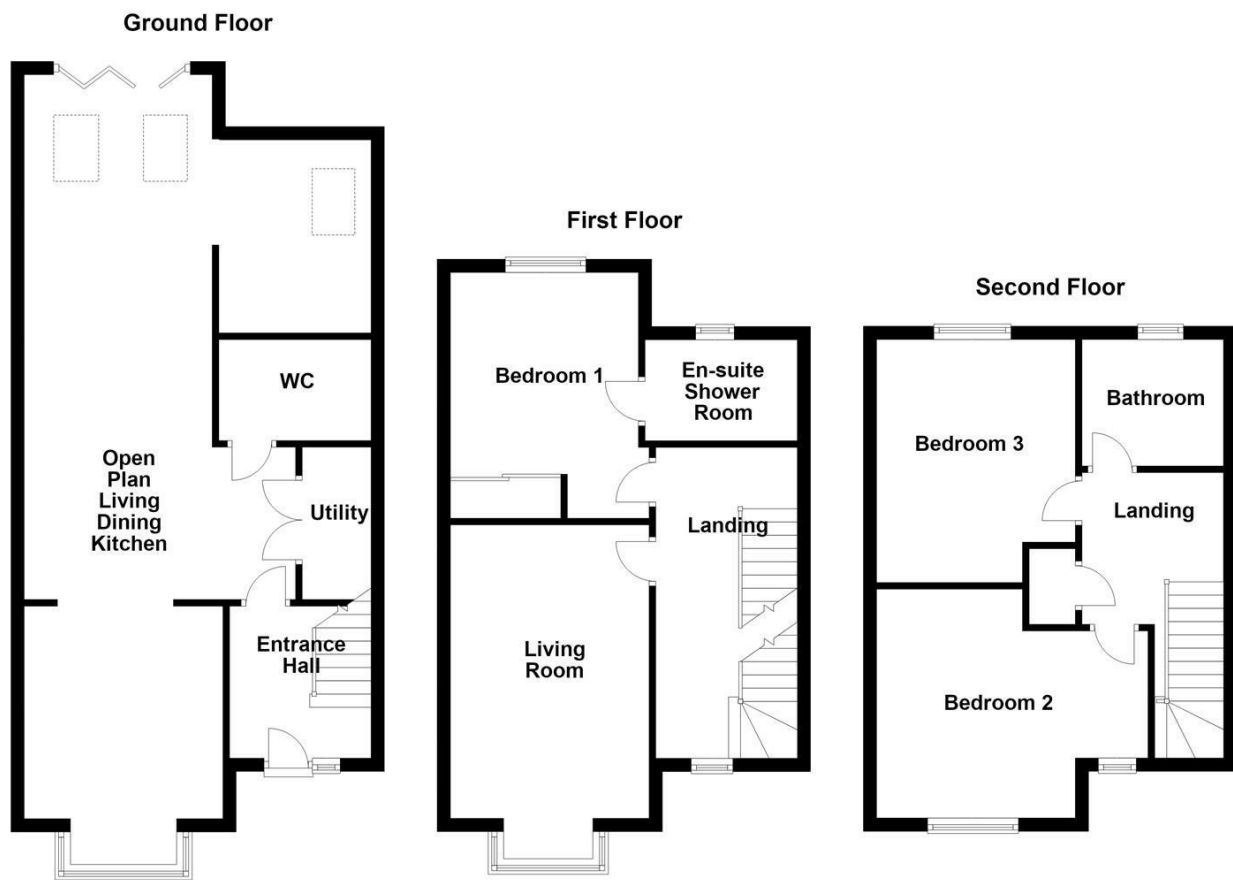


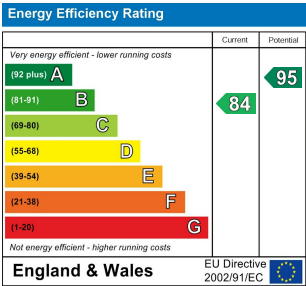


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



33 Wolfenden Way, Wakefield, WF1 3FA

For Sale Freehold £359,500

Situated on this modern and attractive development is this spacious three bedroom semi detached family home, offering versatile accommodation arranged over three floors together with a double driveway and low maintenance rear garden.

The property is approached via a double tarmac driveway with direct access into the entrance hall, where a staircase rises to the first floor and a door opens into the impressive open plan living dining kitchen. The ground floor is centred around the superb open plan living space, with a modern fitted kitchen incorporating a range of integrated appliances, walk-in bay window to the front and bi-folding doors opening onto the rear garden. A useful utility cupboard and contemporary downstairs W.C. complete the ground floor accommodation. To the first floor is a spacious additional living room with bay window to the front, together with bedroom one, which benefits from fitted wardrobes and a stylish en suite shower room. A further staircase leads to the second floor, where there are two additional double bedrooms, a modern house bathroom, boiler cupboard and loft access. Externally, to the front is a double driveway providing ample off road parking, while a gated pathway leads to the enclosed low maintenance rear garden with artificial lawn and pebbled patio area, ideal for outdoor dining and entertaining.

The property is well placed for local amenities and schools, with convenient access into Wakefield city centre and excellent links to both the M1 and M62 motorway networks.

Only a full internal inspection will truly reveal the space, versatility and quality this impressive home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Frosted UPVC double glazed windows to two aspects, central heating radiator and staircase with handrail providing access to the first floor landing. Hive programmable thermostat mounted to the wall.

OPEN PLAN LIVING KITCHEN DINER

3611" x 137" [11.27 x 4.15]

A particularly spacious open plan living dining kitchen, ideal for modern family living and entertaining. The kitchen area is fitted with a range of high gloss wall and base units with laminate work surfaces over and matching splashbacks. One and a half bowl stainless steel sink and drainer with chrome swan neck mixer tap. Integrated Hotpoint oven and grill, integrated Hotpoint microwave with warming drawer below, separate four ring gas hob with glass splashback and extractor hood above. Integrated Hotpoint fridge freezer and integrated full size Hotpoint dishwasher. Under-cabinet lighting, inset spotlights to the ceiling and kickboard heater. Walk-in bay window with UPVC double glazed windows overlooking the front aspect. Double-doored utility cupboard with laminate work surface, plumbing and drainage for a washing machine, space for a tumble dryer, internal light and useful storage. Further door provides access to the downstairs W.C. The living and dining section benefits from a central heating radiator, contemporary wall mounted radiator and three UPVC double glazed Velux style roof windows set within the pitched ceiling. UPVC double glazed bi-folding doors open directly onto the low maintenance rear garden. Amtico flooring extends through the kitchen and dining areas.



DOWNSTAIRS W.C.

610" x 56" [2.09m x 1.69m]

Fitted with a concealed cistern low flush W.C. and wall hung wash basin with chrome mixer tap. Part tiled walls, central heating radiator, inset spotlights to the ceiling and extractor fan.

FIRST FLOOR LANDING

Central heating radiator and UPVC double glazed window overlooking the front elevation. Two doors provide access to bedroom one and the first floor living room.

BEDROOM ONE

121" x 102" [3.69 x 3.10]

UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted double wardrobe with mirrored sliding doors. Hive programmable thermostat providing zoned heating control. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM

76" x 411" [2.29m x 1.52m]

Fitted with a contemporary suite comprising concealed cistern low flush W.C., wall hung wash basin with chrome mixer tap set within a floating high gloss vanity drawer and walk-in shower enclosure. The shower area incorporates a mixer shower, rainfall shower head and separate handheld shower attachment, with fixed glazed screen. Fully tiled walls within the shower enclosure and partial wall tiling throughout the remainder of the room. Chrome ladder style heated towel radiator, inset spotlights, extractor fan and frosted UPVC double glazed window overlooking the rear elevation.



FIRST FLOOR LIVING ROOM

170" x 146" [5.20 x 4.42]

A generously proportioned additional reception room with rectangular walk-in bay window incorporating UPVC double glazed windows overlooking the front elevation. Central heating radiator



SECOND FLOOR LANDING

Loft access and four doors providing access to two further bedrooms, the house bathroom and boiler cupboard

HOUSE BATHROOM

71" x 56" [2.16m x 1.68m]

Fitted with a modern three piece suite comprising panelled bath with wall mounted mixer tap, separate handheld shower attachment, rainfall shower head and glazed shower screen. Concealed cistern low flush W.C. and wall hung wash basin with mixer tap set above a floating high gloss vanity drawer. Fully tiled walls around the bath with partial tiling to the remainder of the room. Chrome ladder style heated towel radiator, inset spotlights, extractor fan and wall mounted shaver socket. Frosted UPVC double glazed window overlooking the elevation.

BEDROOM TWO

137" x 111" [4.15 x 3.39]

Two UPVC double glazed windows overlooking the front elevation. Central heating radiator.



BEDROOM THREE

122" x 102" [3.71 x 3.10]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



OUTSIDE

To the front is a double tarmac driveway providing ample off road parking. A paved pathway leads directly to the front entrance door, which is complemented by a chrome up-and-down light and sensor lighting. Low maintenance pebbled borders sit around the front bay window. A paved pathway continues along the side of the property with further low maintenance pebbled edging and leads through a timber gate into the rear garden. The rear garden has been designed with low maintenance in mind. A paved pathway leads through the garden with woodchip borders to either side. The main garden area is laid to artificial lawn and arranged over two sections. A low maintenance pebbled patio area provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed by timber panel fencing.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.