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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,
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

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3 Primitive Street, Carlton, Wakefield, WF3 3QS

For Sale Freehold £730,000

Occupying an impressive position within a popular semi rural village is this striking and individually designed five bedroom detached family residence, offering exceptionally spacious and beautifully appointed accommodation throughout. Perfectly suited to modern family living and entertaining, this outstanding home boasts generous reception rooms, a stunning open plan dining kitchen, five well proportioned bedrooms, attractive enclosed gardens, ample off road parking, a substantial garage and an impressive summer house.

Benefitting from gas fired central heating with underfloor heating to the ground floor and radiators to the first floor, the property is approached through a welcoming entrance porch leading into a spacious central reception hallway. The ground floor accommodation includes a convenient guest WC, a magnificent principal living room featuring an extensive range of bi-folding doors overlooking the gardens, and a superbly appointed family dining kitchen with integrated appliances and a generous dining area, creating the perfect setting for everyday living and entertaining. A separate sitting room provides additional reception space, while a dedicated home office and useful utility room complete the ground floor accommodation. To the first floor, the accommodation continues to impress with five generously proportioned bedrooms. The principal bedroom provides a luxurious private retreat, featuring sliding doors opening onto a Juliet balcony with delightful views across the gardens, together with a walk-in en suite. Bedroom two also benefits from its own en suite facilities, while the remaining three bedrooms are served by a beautifully appointed contemporary family bathroom. Externally, the property is approached through automated entrance gates opening onto an extensive driveway, providing ample off road parking and access to a substantial garage. Alongside the garage is an impressive summer house, offering excellent versatility for entertaining, relaxation or additional leisure space. The beautifully maintained gardens extend predominantly to the side and rear of the property, featuring generous lawned areas and attractive paved patio seating areas, ideal for al fresco dining and outdoor entertaining. The enclosed grounds provide a wonderful setting for family enjoyment and relaxation.

Situated within a desirable semi rural village, the property enjoys a peaceful setting while remaining conveniently positioned for local shops, schools and recreational facilities. A wider range of amenities can be found in the nearby centres of Wakefield and Rothwell, while excellent access to the national motorway network makes this an ideal location for those commuting further afield.

Combining striking architectural design, luxurious interiors and exceptional family accommodation, this magnificent detached residence presents a rare opportunity to acquire a truly distinctive home. An early internal viewing is highly recommended to fully appreciate the quality, space and impressive lifestyle this outstanding property has to offer.



ACCOMMODATION

ENTRANCE HALL
5'6" x 3'7" (1.70m x 1.10m)
Composite front entrance door leading into the entrance hall. Window overlooking the rear elevation. Archway leading through into the reception hall.

RECEPTION HALL
Forming the spine of this impressive family home, with a turned staircase providing access to the first floor and useful understairs storage. Windows overlooking both the front and side elevations. Opening leading through to the guest W.C.

GUEST W.C.
4'11" x 4'3" (1.50m x 1.30m)
Finished to a high standard with part tiled walls. Fitted with a modern white and chrome two piece cloakroom suite comprising low flush W.C. and vanity wash basin with cupboard storage beneath. Extractor fan.

LIVING ROOM
26'6" x 10'9" (8.10m x 3.30m)
Windows overlooking both the front and rear elevations. A set of bi-folding doors takes full advantage of the views over the garden and provides direct access outside. Feature media wall incorporating a log and pebble effect gas fire.



SITTING ROOM
12'5" x 11'5" (3.80m x 3.50m)
A useful additional reception room with window overlooking the front elevation.



OFFICE
11'5" x 9'6" (3.50m x 2.90m)
Providing an excellent work from home space with window overlooking the front elevation.

LIVING DINING KITCHEN
25'3" x 11'1" (7.70m x 3.40m)
A superb open plan family space with window and external door overlooking and providing access to the rear. The kitchen area is fitted with an attractive range of cream fronted wall and base units with contrasting dark granite work surfaces over. Two ceramic Belfast style sinks. Five ring gas on glass AEG hob together with adjoining twin plate induction hobs, glazed splashback and wide extractor hood above. Integrated AEG oven and grill, integrated microwave and integrated AEG dishwasher. Space and plumbing for a wide American style side-by-side fridge freezer. Breakfast bar and adjoining dining area with feature panelled wall and provision for a wall mounted television.

UTILITY ROOM
11'1" x 7'10" (3.40m x 2.40m)
Frosted windows overlooking the side and rear elevations. Fitted with a further range of matching units with dark laminate work surfaces over, incorporating an acrylic sink unit. Space and plumbing for a washing machine. Matching cupboard with sliding doors housing the Ideal gas fired central heating boiler and insulated pressurised hot water system. Also housing the manifold for the ground floor underfloor heating.

FIRST FLOOR LANDING
A particularly spacious landing with windows overlooking the front and side elevations together with a Velux style roof light providing additional natural light. Two central heating radiators and impressive exposed beams and roof trusses.

PRINCIPAL BEDROOM
21'7" x 10'9" (6.60m x 3.30m)
A superb principal bedroom with vaulted ceiling, exposed beams and roof trusses creating an abundance of character. Sliding doors open to create a Juliet style balcony overlooking the garden. Low level window overlooking the side elevation and Velux style roof light. Two central heating radiators.



EN SUITE SHOWER ROOM/W.C.
10'9" x 4'3" (3.30m x 1.30m)
Finished to an excellent standard with a three piece suite comprising walk-in shower enclosure with glazed screen and twin head shower, vanity wash basin with drawer storage beneath and low flush W.C. with concealed cistern. Chrome ladder style heated towel radiator and extractor fan. Velux style roof light and low level window overlooking the front elevation.

BEDROOM TWO
11'1" x 11'1" (3.40m x 3.40m)
Window and Velux style roof light overlooking the front elevation. Exposed beams and roof trusses and central heating radiator.



EN SUITE SHOWER ROOM/W.C.
6'6" x 4'3" (2.00m x 1.30m)
Fitted with a three piece suite comprising walk-in shower enclosure with glazed screen and twin head shower, vanity wash basin and low flush W.C. Chrome ladder style heated towel radiator and extractor fan.

BEDROOM THREE
11'9" x 10'2" (3.60m x 3.10m)
Low level window and Velux style roof light. Exposed beams and roof trusses and central heating radiator.

BEDROOM FOUR
11'9" x 11'1" (3.60m x 3.40m)
Window and Velux style roof light overlooking the rear elevation. Exposed beams and roof trusses and central heating radiator.

BEDROOM FIVE
11'1" x 10'9" (3.40m x 3.30m)
Low level window and Velux style roof light overlooking the front elevation. Exposed beams and roof trusses and central heating radiator.

BATHROOM/W.C.
11'9" x 11'5" (3.60m x 3.50m)
Windows overlooking the side and rear elevations together with a Velux style roof light. Finished to a stunning standard with a four piece suite comprising freestanding bath, twin wash basins and low flush W.C. with concealed cistern. Feature tiled wall, traditional style radiator, chrome ladder style heated towel radiator, exposed beams and roof trusses and extractor fan.



OUTSIDE
Automated double gates open onto a wide driveway providing ample off street parking and leading to the garage block. To the side of the property is an attractive lawned garden sheltered by mature boundary hedging. A tiled patio seating area immediately outside the living room provides an excellent space for outdoor dining and entertaining. To the rear is a further enclosed garden area offering a good degree of privacy. The garden incorporates a modest lawn together with a paved patio seating area, creating another excellent space for outdoor dining and entertaining.



BAR
14'1" x 11'9" (4.30m x 3.60m)
Adjoining the garage and providing a versatile additional space. Bi-folding doors open directly onto the garden. Fitted bar area.

GARAGE
23'7" x 15'1" plus 25'3" x 8'6" (7.20m x 4.60m plus 7.70m x 2.60m)
A substantial garage with automated up and over door to the front. Power and lighting installed. Personal door providing access to the additional storage area to the rear.

COUNCIL TAX BAND
The council tax band for this property is F.

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.