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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.



<b>WAKEFIELD</b> <b>01924 291 294</b>	<b>OSSETT</b> <b>01924 266 555</b>	<b>HORBURY</b> <b>01924 260 022</b>
<b>NORMANTON</b> <b>01924 899 870</b>	<b>PONTEFRACT &amp; CASTLEFORD</b> <b>01977 798 844</b>	



## 4 Haigh Moor Road, West Ardsley, Wakefield, WF3 1EF

### For Sale Freehold £875,000

Nestled within a bespoke cul-de-sac setting, this exceptional five-bedroom extended detached family home offers an impressive 3192 sq ft of versatile living space, thoughtfully designed to combine modern luxury with outstanding functionality. Showcasing an array of high end features, the property boasts underfloor heating throughout, striking bi-folding doors that seamlessly connect the family room to the garden, and a composite decked balcony/terrace enjoying far reaching rural views.

The accommodation briefly comprises: an inviting entrance hall providing access to a cloakroom, a stylish kitchen/breakfast room with separate utility and pantry, a dining area, a spacious living room, a downstairs w.c. and a family room. Completing the ground floor is an integral double garage with power, lighting, and an additional w.c. To the first floor, there is a galleried landing with French doors to the balcony/terrace and five well proportioned bedrooms (two of the bedrooms benefit from en suite facilities, with the principal suite further enhanced by a dressing area). Externally, the front garden is predominantly laid to lawn with a mature shrub border and a stone paved patio. A block paved driveway provides off road parking for two vehicles and leads to the double garage. To the rear, the generous garden is mainly lawned with a stone-paved patio, enclosed by a traditional dry stone wall, and enjoys far reaching rural views, an ideal space for outdoor dining and entertaining.

Situated in the sought after area of West Ardsley, this home is perfectly placed for a variety of buyers, particularly families, with highly regarded schools and local amenities nearby. Picturesque rural walks, including Ardsley Reservoir, are within easy reach, while excellent transport links provide convenient access to Wakefield, Leeds, the M62, and M1 motorway networks.

A full internal inspection is essential to truly appreciate the quality and scale of accommodation on offer. Early viewing is strongly recommended to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Composite front door with frosted and stained glass pane, underfloor heating, staircase to the first floor landing, TV point, and understairs storage. An opening into the dining area, door to the cloakroom and door to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

20'4" x 12'10" [6.22m x 3.92m]  
Range of traditional wall and base units with oak work surfaces, a ceramic Belfast sink with mixer tap, space for a range-style cooker and a centralised island with breakfast bar. Integrated wine cooler, integrated dishwasher and integrated fridge freezer. An opening to the family room, door through to the utility and door to the pantry. Underfloor heating, spotlighting to the ceiling and a built-in speaker system.



### UTILITY ROOM

8'4" x 6'3" [2.55m x 1.93m]  
Composite stable rear door with frosted glass pane, traditional base units with oak work surface, plumbing for washing machine and spotlighting to the ceiling.

### FAMILY ROOM

21'3" [max] x 22'4" [max] x 11'3" [min] [6.48m [max] x 6.82m [max] x 3.43m [min]]  
Underfloor heating, uPVC double-glazed window to the side, lighting to the ceiling and two sets of anthracite bi-folding doors.



### PANTRY

8'10" x 3'8" [2.70m x 1.13m]  
UPVC window to the front, central heating radiator, fitted storage shelves and a door to the double garage.

### DOUBLE GARAGE

18'1" x 22'1" [5.52m x 6.75m]  
Two up-and-over doors, rear access door, frosted UPVC double-glazed window to the front, door to a further w.c., power, light, range of fitted units for storage and water tank [housing air source heat pump].

### GARAGE W.C.

7'11" x 3'8" [2.42m x 1.13m]  
Extractor fan, low-flush WC, pedestal wash basin and partial tiling.

### DINING AREA

12'11" x 16'0" [3.95m x 4.88m]  
Door to the living room, door to downstairs w.c., underfloor heating, ceiling sound system and timber double-glazed French doors to the rear garden.

### W.C.

3'1" x 7'0" [0.95m x 2.14m]  
Frosted UPVC window to the front, concealed cistern low-flush WC, wash basin with mixer tap, heated towel rail and full tiling.

### LIVING ROOM

20'5" [max] x 12'11" x 11'8" [min] [6.24m [max] x 3.95m x 3.57m [min]]  
Dual aspect UPVC double-glazed windows to the front and rear, underfloor heating, ceiling sound system, decorative fireplace with stone hearth, exposed brick surround and wooden mantle.

### FIRST FLOOR LANDING

Galleried landing with floor-to-ceiling timber-framed double-glazed window to the front, UPVC French doors to the balcony/terrace, spotlights, and access to bedrooms, office, and bathroom.

### BALCONY/TERRACE

12'3" [max] x 22'3" x 11'11" [min] [3.75m [max] x 6.80m x 3.64m [min]]  
Overlooking rural views, composite decking with glass balustrade, ideal for dining and entertaining.



### BEDROOM ONE DRESSING AREA

8'2" [max] x 9'10" x 7'11" [min] [2.50m [max] x 3.00m x 2.43m [min]]  
Spotlights to the ceiling and open to bedroom one.

### BEDROOM ONE

12'11" x 11'10" [3.95m x 3.62m]  
Decorative panelling to one wall, UPVC window to the rear, sound system, underfloor heating and door to en-suite shower room.



### EN SUITE BATHROOM/W.C.

10'9" [max] x 8'0" x 4'9" [min] [3.30m [max] x 2.46m x 1.46m [min]]  
Frosted UPVC window to the front, spotlights, extractor fan, heated towel radiator, low flush smart w.c. with in built electric bidet, wash basin built into storage, panelled bath with water jets, and separate shower cubicle. Full tiling.



### BEDROOM TWO

17'2" [max] x 23'2" x 6'9" [min] [5.25m [max] x 7.08m x 2.07m [min]]  
Vaulted ceiling with exposed beams, dual aspect windows, Velux skylight, spotlights, underfloor heating and door to en-suite shower room.

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

6'2" x 6'2" [1.90m x 1.90m]  
Frosted UPVC window to the side, extractor fan, heated towel radiator, underfloor heating, pedestal wash basin and shower cubicle. Partial tiling.

### BEDROOM THREE

16'3" [max] x 12'8" x 9'0" [min] [4.96m [max] x 3.88m x 2.75m [min]]  
UPVC window to the front and underfloor heating.

### BEDROOM FOUR

11'10" x 11'7" [3.62m x 3.55m]  
UPVC window to the rear, underfloor heating, ceiling sound system and loft access.

### BEDROOM FIVE

13'5" x 9'4" [4.10m x 2.86m]  
Vaulted ceiling with exposed beams, Velux skylight, UPVC window to the front, spotlights and underfloor heating.

### FAMILY BATHROOM/W.C.

8'0" x 5'9" [2.45m x 1.77m]  
Spotlights, heated towel radiator, concealed flush w.c., wash basin built into storage, tiled-in bath with shower head, glass shower screen, integrated TV and full tiling.

### OFFICE

5'4" x 8'0" [1.65m x 2.44m]  
UPVC window to the rear, spotlights to the ceiling, underfloor heating.

### OUTSIDE

The front garden is mainly laid to lawn and features mature shrubs and flowers, a stone paved patio, and a dry stone wall. A block paved driveway provides off road parking for two vehicles and leads to the garage. The rear garden offers a generous lawn with a stone paved patio, enclosed by a dry-stone wall and enjoys far reaching rural views. To the side of the property, there is a small allotment-style area with woodchip beds, railway sleeper borders, additional dry-stone walling and mature rose bushes.



### COUNCIL TAX BAND

The council tax band for this property is G.

### 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.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.