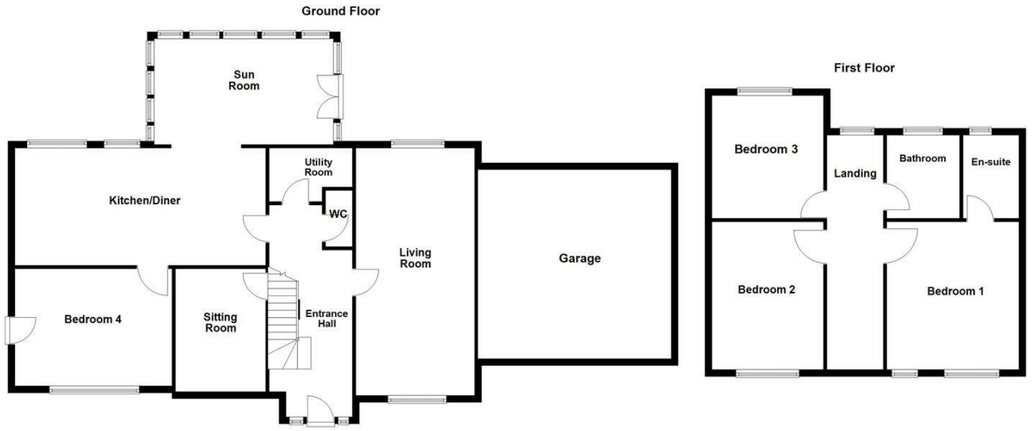
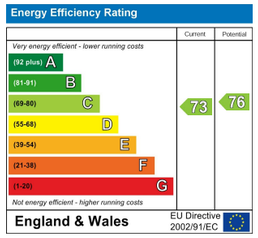



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

# Ivy Cottage Woodhouse Lane, East Ardsley, Wakefield, WF3 2JZ

## For Sale Freehold £750,000

Proudly presented to the market is this individually designed and well appointed four bedroom detached home, occupying a substantial plot (of 0.914 acres) with expansive rear garden, excellent potential for extension or further development (subject to the necessary planning consents). Offering spacious and versatile accommodation throughout, the property also benefits from a generous gated driveway and detached double garage.

The internal layout briefly comprises: a welcoming entrance hall, formal living room, downstairs W.C., utility room, additional sitting room, open-plan kitchen/diner, fourth bedroom, and a bright and airy sun room. To the first floor, a spacious landing leads to three well proportioned double bedrooms, including a principal bedroom with en suite, and a contemporary house bathroom. Externally, the property is accessed via double gates opening onto a substantial driveway offering ample off road parking and access to the detached double garage. To the side, an enclosed timber-decked patio area provides a perfect space for outdoor entertaining, with gated access to an extensive and private rear lawn, bordered by mature trees and enjoying open countryside views.

Positioned in the desirable semi-rural location of East Ardsley and surrounded by open fields with far reaching views, this home offers a tranquil setting while remaining within easy reach of local amenities, reputable schools, and commuter links including the M1 and M62 motorways.

A property of this calibre and potential is rarely available and only a full internal inspection will truly reveal the quality and lifestyle on offer. An early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door with windows to the either side, laminate flooring, staircase to the first floor landing, understairs storage, central heating radiator and doors to the living room, w.c., utility, sitting room and kitchen/diner.

### LIVING ROOM
23'7" x 11'4" (7.19m x 3.46m)
UPVC double glazed windows to the front and rear, two central heating radiators and spotlights.

### W.C.
5'4" x 2'7" (1.64m x 0.79m)
Wash hand basin, low flush w.c., central heating radiator, karndean flooring and extractor fan.

### UTILITY
5'6" x 5'4" (1.68m x 1.64m)
Range of wall and base units with stainless steel sink and drainer, space and plumbing for a washing machine and dryer. Karndean flooring.

### SITTING ROOM
11'6" x 9'10" (3.51m x 3.01m)
Central heating radiator and UPVC double glazed window to the front elevation.

### KITCHEN/DINER
25'6" x 11'5" (7.78m x 3.48m)
Range of wall and base units with laminate work surface over incorporating composite sink and drainer with mixer tap, integrated double oven and microwave, four ring induction hob with extractor fan, space for a fridge/freezer and integrated dishwasher. Central heating radiator, spotlights, karndean flooring, UPVC double glazed windows to the rear garden, an opening into the sun room and door to bedroom four.

### BEDROOM FOUR
14'3" x 10'4" (4.35m x 3.15m)
Laminate flooring, central heating radiator, UPVC double glazed window to the front elevation, velux window and composite side door.

### SUN ROOM
16'3" x 10'0" (4.96m x 3.07m)
Karndean flooring, a range of UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear garden, spotlights and central heating radiator.

### FIRST FLOOR LANDING
UPVC double glazed window to the rear elevation, loft access, doors to three bedrooms and bathroom.

### BEDROOM ONE
11'9" x 13'5" (3.59m x 4.09m)
Range of fitted wardrobes, UPVC double glazed windows to the front elevation and door to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
5'2" x 5'1" (1.60m x 1.57m)
Corner shower unit with shower head attachment, low flush w.c. wash hand basin with mixer tap and storage cupboards. Karndean flooring, extractor fan, chrome ladder style radiator and UPVC double glazed frosted window to the rear elevation.

### BEDROOM TWO
12'3" x 9'8" (3.75m x 2.96m)
UPVC double glazed window to the front elevation and central heating radiator.

### BEDROOM THREE
9'8" x 11'5" (2.96m x 3.48m)
Range of fitted wardrobes and dressing table, central heating radiator and UPVC double glazed window to the rear elevation.

### BATHROOM/W.C.
6'1" x 7'1" (1.87m x 2.16m)
Panelled bath, low flush w.c. and pedestal wash basin. Karndean flooring, ladder style radiator, UPVC double glazed frosted window to the rear elevation and extractor fan.

### OUTSIDE
The property is accessed to the front through a set of cast iron gates and stone walls leading to the generous driveway parking with attached double garage. To the side is a timber decked patio area, enclosed by timber fencing with gates providing access onto the expansive large lawned garden bordered by large conifer trees and timber fencing, making the garden completely enclosed.

### DOUBLE GARAGE
18'5" x 18'1" (5.62m x 5.52m)
Electric roller doors, power and light.

### 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.