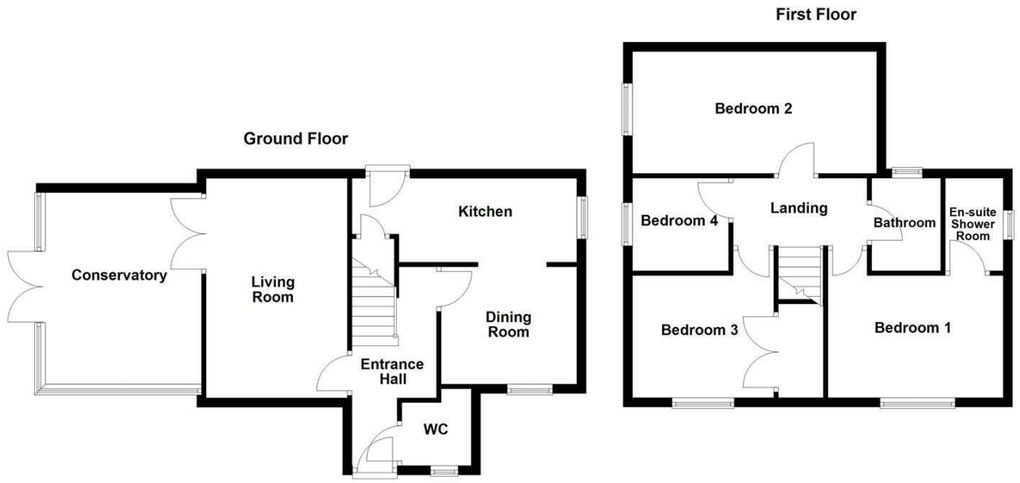
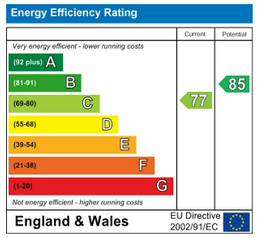


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Padgett Way, Wakefield, WF2 9UG

For Sale Freehold Guide Price £335,000

Situated on a sought after modern development is this extended and well presented four bedroom detached family home, offering spacious and versatile accommodation throughout, ample off road parking and an attractive enclosed garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to a downstairs WC, dining room and living room. The living room leads through to a conservatory overlooking the garden, while the dining room provides access to the fitted kitchen, which also benefits from useful understairs storage and access to the rear. To the first floor, the landing provides access to four well proportioned bedrooms, three of which are doubles. The principal bedroom benefits from en suite shower facilities and loft access, while bedroom three also includes a useful storage cupboard. A modern house bathroom serves the remaining bedrooms. Externally, the front of the property features a low maintenance block paved garden with a pathway leading to the entrance. To the rear, there is off road parking for up to three vehicles beneath a carport, leading to a detached single garage with power and lighting. The main garden is positioned to the side and is predominantly laid to lawn, incorporating a paved patio seating area and planted borders, all fully enclosed by fencing, making it ideal for both pets and children.

The property is ideally located for a range of local amenities including shops and schools, particularly suited to growing families, with a wider range of facilities available in nearby Wakefield city centre. The area is well served by local bus routes, while Wakefield's train stations provide links to Leeds, Manchester and London. The M1 motorway is also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space and versatility this fantastic family home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Accessed via a composite front door with frosted glass panel, staircase to the first floor landing, central heating radiator and doors leading to the downstairs WC, living room and dining room.

W.C.
5'1" x 4'5" (1.55m x 1.36m)
Frosted UPVC double glazed window to the front, chrome ladder style radiator, concealed WC with bidet function and wash basin set within vanity unit, fully tiled.

LIVING ROOM
15'7" x 10'0" (4.75m x 3.06m)
UPVC double glazed window to the front with fitted blinds, central heating radiator and French doors leading into the conservatory.

CONSERVATORY
13'5" x 11'0" (4.11m x 3.36m)
Surrounded by UPVC double glazed windows with French doors to the garden, vaulted ceiling and wall mounted electric heater.

DINING ROOM
9'7" x 8'3" (2.93m x 2.53m)
UPVC double glazed window to the front with fitted blinds, central heating radiator and opening through to the kitchen.

KITCHEN
7'0" x 16'2" (2.15m x 4.95m)
UPVC double glazed window to the side, frosted door to the rear, central heating radiator and a range of modern wall and base units with laminate work surfaces. Fitted with ceramic sink, five ring gas hob with extractor, integrated double oven, integrated dishwasher and space for appliances.

FIRST FLOOR LANDING
Providing access to four bedrooms and the house bathroom.

BEDROOM ONE
12'11" x 10'11" (3.95m x 3.33m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes and access to the en suite.

EN SUITE SHOWER ROOM/W.C.
6'7" x 4'0" (2.02m x 1.22m)
Frosted UPVC double glazed window to the side, chrome heated towel rail, concealed WC, vanity wash basin and shower cubicle with mains fed shower, partially tiled.

BEDROOM TWO
17'1" x 8'8" (5.22m x 2.65m)
Dual aspect UPVC double glazed windows, spotlights to the ceiling and central heating radiator.

BEDROOM THREE
10'0" x 10'11" (3.06m x 3.33m)
UPVC double glazed window to the front, central heating radiator and access to overstairs storage cupboard housing the hot water tank.

BEDROOM FOUR
7'1" x 6'5" (2.18m x 1.96m)
UPVC double glazed window to the side and central heating radiator.

BATHROOM/W.C.
5'5" x 6'7" (1.67m x 2.02m)
Frosted UPVC double glazed window to the rear, central heating radiator, concealed WC, vanity wash basin and panel bath with shower attachment, partially tiled walls.

OUTSIDE
Externally, the property benefits from a paved frontage with pathway to the entrance, whilst to the rear there is driveway parking for up to three vehicles leading to a detached garage and carport. The main garden sits to the side and is laid to lawn with patio areas and planted borders, all enclosed for privacy.

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.

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.

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.