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

5 Woodland Rise, Wakefield, WF2 9DN

For Sale Freehold £340,000

A fantastic opportunity to purchase this two/three bedroom detached true bungalow, renovated throughout to an exceptionally high standard. The property offers stylish and well balanced accommodation, finished with quality fixtures and fittings throughout.

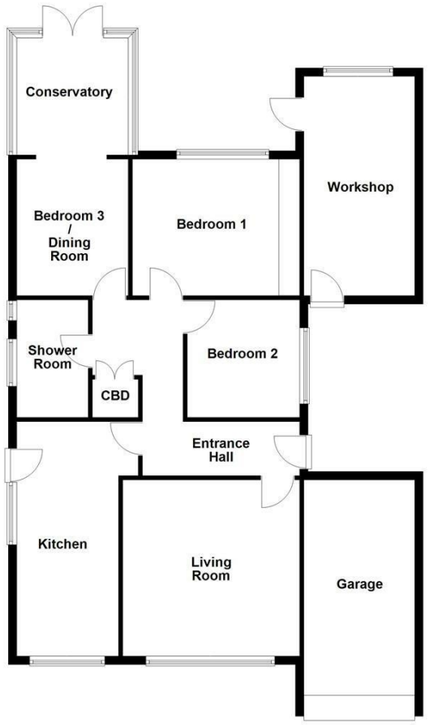
The property is accessed via a large entrance hall incorporating bespoke built-in cloakroom and shoe storage, along with additional full-height storage cupboards. The spacious living area features a bespoke wood effect TV media wall with a built-in electric fire, creating a contemporary yet inviting focal point. The bespoke fitted kitchen is finished with integrated appliances, quartz work surfaces with waterfall edges, and a built-in breakfast nook, ideal for both everyday living and entertaining. There are three well proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and built-in drawers. The third bedroom is currently used as a dining room. The accommodation is completed by a stunning modern three piece house shower room. A conservatory overlooks the landscaped rear garden, providing an additional versatile living space.

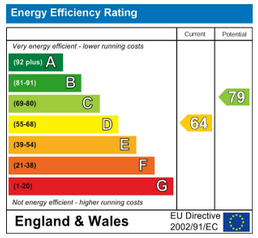
Externally, to the front is a patterned concrete driveway providing off road parking and access to the attached single garage with a manual roller door. The front garden is designed for low maintenance with decorative wood chippings, established shrubs, and a paved pathway leading to the roadside. To the rear, the landscaped garden features a circular paved patio area ideal for outdoor dining, along with additional paved pathways, a pebbled seating area, and well stocked planted borders with defined edging. The garden also benefits from a workshop with rear access, as well as a side entrance, both supplied with power and lighting.

The property is conveniently located within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 motorway is also only a short distance away, making this an ideal home for commuters.

An early viewing is highly recommended to fully appreciate the quality, space and setting on offer.

Ground Floor





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.

ACCOMMODATION

ENTRANCE HALL
Composite side entrance door opens into the entrance hall with laminate flooring and a central heating radiator with decorative cover. Built-in cloaks storage incorporating a shoe cupboard and a double cloaks cupboard, loft access via a bi-fold wooden ladder, inset spotlights to the ceiling and a double door storage cupboard houses the combi boiler with fixed shelving. Doors lead to the living room, kitchen, shower room and three bedrooms.

LIVING ROOM
13'10" x 13'10" (4.22m x 4.24m)
Large UPVC double glazed window overlooking the front aspect, contemporary white radiator and laminate flooring. A built-in TV unit incorporates an electric fire, with storage cupboards below and fixed shelving to the left.

KITCHEN
9'4" (max) x 7'9" (min) x 18'11" (2.87m (max) x 2.37m (min) x 5.78m)
Fitted with a range of wall and base units with quartz work surfaces and quartz splashbacks. A sink with swan neck mixer tap, an integrated washing machine, full size integrated dishwasher and pull out bin drawer. Range cooker with five ring gas hob and large extractor hood above, downlights are fitted within the wall units, along with a contemporary white wall mounted radiator and laminate flooring. A built-in L-shaped breakfast nook seating, an integrated fridge and integrated freezer. Spotlights to the ceiling and two UPVC double glazed windows provide dual aspect views to the front and side. A composite side entrance door is also present, along with an extractor fan connected to the centralised mechanical ventilation system.

SHOWER ROOM/W.C.
5'4" x 8'7" (1.65m x 2.63m)
Comprising a three piece suite including a walk-in shower with L-shaped solid glass screen, mixer shower with chrome rainfall shower head and attachment and a ceramic wash basin set into a quartz work surface with wall and base units. Inset spotlights, extractor fan, and connection to the centralised mechanical ventilation system are fitted. A chrome heated towel rail, low flush w.c., two UPVC double glazed frosted windows to the side aspect, part tiled walls and laminate flooring.

BEDROOM TWO
9'0" x 9'4" (2.75m x 2.87m)
UPVC double glazed window overlooking the side aspect and central heating radiator.

BEDROOM ONE
10'8" x 11'0" (3.26m x 3.37m)
Range of fitted wardrobes and fitted drawers, UPVC double glazed window overlooking the landscaped rear garden and a central heating radiator.

BEDROOM THREE/DINING ROOM
10'7" x 8'10" (3.25m x 2.71m)
Currently used as a dining room. Central heating radiator and laminate flooring with a feature archway leading into the conservatory.

CONSERVATORY
8'7" x 9'1" (2.62m x 2.77m)
UPVC double glazed floor-to-ceiling windows and UPVC double glazed French doors opening to the rear garden. Electric underfloor heating and power points.

OUTSIDE
To the front is a patterned concrete driveway providing off road parking, along with a low maintenance woodchip garden featuring planted areas and a paved pathway creating a rockery-style garden. A further paved pathway leads to the roadside. The left-hand side pathway includes a sensor-controlled outside light and an external water point beneath the kitchen window. The rear garden features a circular paved patio area with low maintenance pebbled borders, pathways through planted sections, and a further pebbled seating area to the rear surrounded by fencing to two sides with mature hedging to the rear.

GARAGE
17'9" x 8'4" (5.42m x 2.55m)
Attached single garage with manual roller door, power, and lighting.

WORKSHOP
17'3" x 8'8" (5.28m x 2.65m)
Accessed via a timber door with a glazed window overlooking the rear garden, power, and lighting. A paved pathway runs alongside, linking back to the driveway, with a sensor-controlled external light. A second internal access door leads from the side entrance area.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We enjoy the quiet cul-de-sac setting, the friendly and welcoming neighbours and the added benefit of access to a private woodland area to the rear, which offers a peaceful and scenic backdrop."

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.