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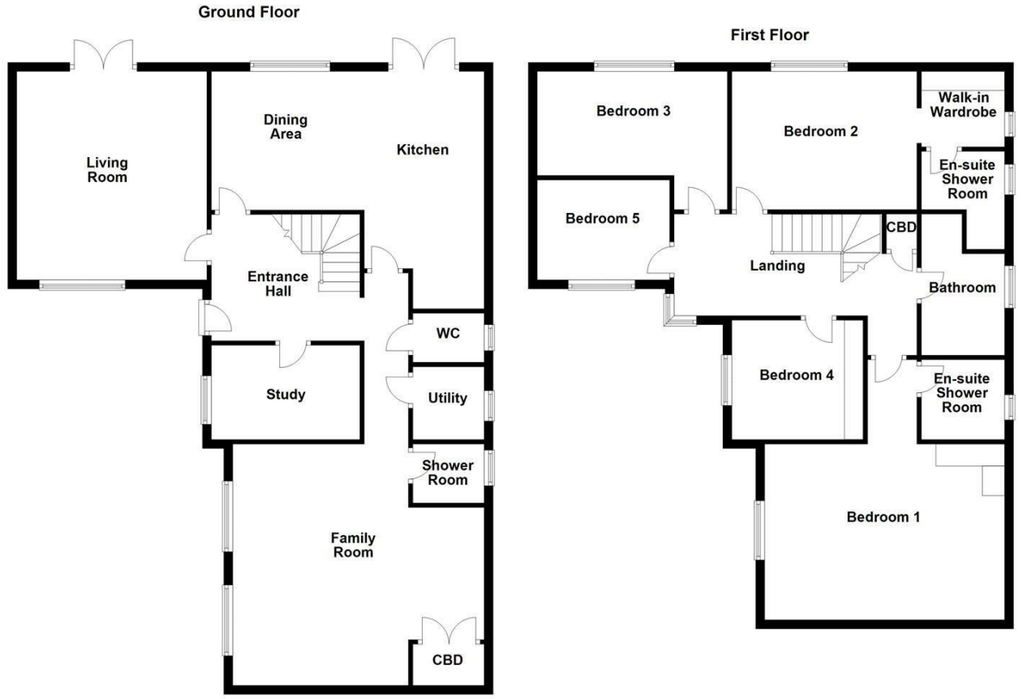


33 Wicket Drive, Wakefield, WF1 3AL

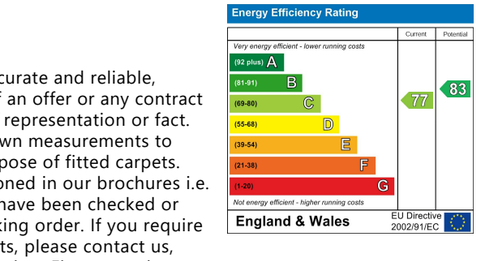
For Sale Freehold £540,000

Situated in this sought after location, only a short distance from Pinderfields Hospital is this generously proportioned and superbly presented five bedroom detached family home boasting off road parking and an enclosed rear garden. A wooded area beyond the rear garden fence offers a pleasant outlook.

The property briefly comprises of entrance hall, spacious lounge, study, dining area opening into the kitchen and further hallway providing access to the downstairs w.c., family room, utility and shower room. The first floor landing leads to five well proportioned bedrooms and the house bathroom. Bedroom one benefits from en suite facilities whilst bedroom two boasts a walk in wardrobe as well as en suite facilities. Outside to the front of the property there is a tarmacadam driveway providing off road parking for two vehicles with the remainder of the front garden mainly pebbled with a stone paved pathway leading to the front door. The rear is mainly laid to lawn with planted borders and stone paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.

The property is located close to a range of amenities including Pinderfields Hospital, Southgate surgery/pharmacy, Snowhill retail park and is within easy reach of Wakefield City, Westgate Station and the M62 & M1 motorway network. As well as local schools, both QEGS and Wakefield Girls High are also nearby.

This well maintained and spacious home would make an ideal purchase for the growing family. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



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
9'4" x 10'11" [2.85m x 3.33m]
Central heating radiator, LED ceiling spotlights, coving to the ceiling, stairs to the first floor landing, opening into a further hallway and doors leading to the living room, dining area and study.

LIVING ROOM
15'3" x 13'11" [4.67m x 4.26m]
UPVC double glazed window to the front, set of UPVC double glazed French doors leading to the rear garden, two central heating radiators, LED ceiling spotlights and coving to the ceiling. Gas fire with hearth, surround and mantle.

STUDY
6'11" x 10'10" [2.13m x 3.32m]
Central heating radiator, laminate flooring and UPVC double glazed window to the front.

DINING AREA
11'4" x 10'3" [3.46m x 3.13m]
UPVC double glazed window to the rear, central heating radiator, LED ceiling spotlights, fully tiled floor and coving. Open through into the kitchen.

KITCHEN
8'9" x 17'5" [max] x 14'7" [min] [2.69m x 5.33m [max] x 4.46m [min]]
Range of modern wall and base high gloss units with laminate work surface over, sink and drainer with mixer tap, tiled splash back, integrated fridge/freezer, integrated dishwasher, space and plumbing for a Range style cooker with stainless steel splash back and extractor hood above. Set of UPVC double glazed French doors leading to the rear garden, fully tiled floor, LED ceiling spotlights, downlights built into the wall cupboards, door to the further hallway and opening into the dining area.

HALLWAY
Access to the family room and downstairs w.c.

W.C.
3'4" x 5'5" [1.02m x 1.66m]
UPVC double glazed frosted window to the side, extractor fan, central heating radiator, fully tiled floor, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

FAMILY ROOM
17'9" x 18'6" [max] x 12'6" [min] [5.43m x 5.65m [max] x 3.83m [min]]
Access to the utility, downstairs shower room and storage cupboard housing the Vaillant boiler. Two UPVC double glazed windows to the front, two double central heating radiators and coving to the ceiling.

UTILITY
5'6" x 5'5" [1.68m x 1.67m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splash back, space and plumbing for an under counter washing machine and tumble dryer. UPVC double glazed frosted window to the side, LED ceiling spotlights, fully tiled floor, extractor fan and central heating radiator.

SHOWER ROOM
3'10" x 4'3" [1.17m x 1.32m]
Chrome ladder style radiator, UPVC double glazed frosted window to the side, LED ceiling spotlights, shower cubicle with electric shower head attachment and glass shower screen. Fully tiled walls and floor.

FIRST FLOOR LANDING
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and doors providing access to five bedrooms, the house bathroom and store cupboard housing the water tank.

BEDROOM ONE
17'8" x 20'4" [max] x 13'0" [min] [5.4m x 6.2m [max] x 3.97m [min]]
Built-in Hammonds wardrobe and chest of drawers, two central heating radiators, UPVC double glazed window to the front and door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'3" x 6'3" [1.93m x 1.92m]
UPVC double glazed frosted window to the side, LED ceiling spotlights, ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with overhead shower, shower head attachment and glass shower screen. Shaver socket point, extractor fan and fully tiled walls and floor.

BEDROOM TWO
13'6" x 10'4" [4.14m x 3.15m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and an opening through to the walk in wardrobe.

WALK IN WARDROBE
5'6" x 6'5" [1.69m x 1.97m]
UPVC double glazed frosted window to the side, fitted wardrobes with sliding mirror doors and door leading into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'4" x 7'3" [max] x 4'3" [min] [1.94m x 2.21m [max] x 1.3m [min]]
UPVC double glazed frosted window to the side, laminate flooring, ladder style radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with overhead shower, shower head attachment and glass shower screen.

BEDROOM THREE
13'11" x 10'10" [max] x 7'8" [min] [4.26m x 3.32m [max] x 2.34m [min]]
Central heating radiator, UPVC double glazed window to the rear and loft access.

BEDROOM FOUR
9'9" x 8'9" [2.98m x 2.67m]
Central heating radiator and UPVC double glazed window to the front.

BEDROOM FIVE
9'8" x 7'3" [2.97m x 2.23m]
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
6'4" x 10'4" [max] x 7'5" [min] [1.95m x 3.17m [max] x 2.28m [min]]
LED ceiling spotlights, stainless steel ladder style radiator, laminate flooring, extractor fan, UPVC double glazed frosted window to the side, low flush w.c., shaver socket point, pedestal wash basin with mixer tap, bath with mixer tap and separate shower cubicle with overhead shower, shower head attachment and glass shower screen.

OUTSIDE
To the front of the property there is a tarmacadam driveway providing off road parking for two vehicles with the remainder of the front garden mainly pebbled with a stone paved pathway leading to the front door with covered porch with tiled roof with UPVC cladding to the ceiling and outside light. A paved pathway leads through a timber gate to the right hand side accessing the rear garden. The rear is mainly laid to lawn with planted borders and stone paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing. There are two storage sheds, one larger for secure storage with double timber doors, the other smaller for garden tools and equipment.

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.