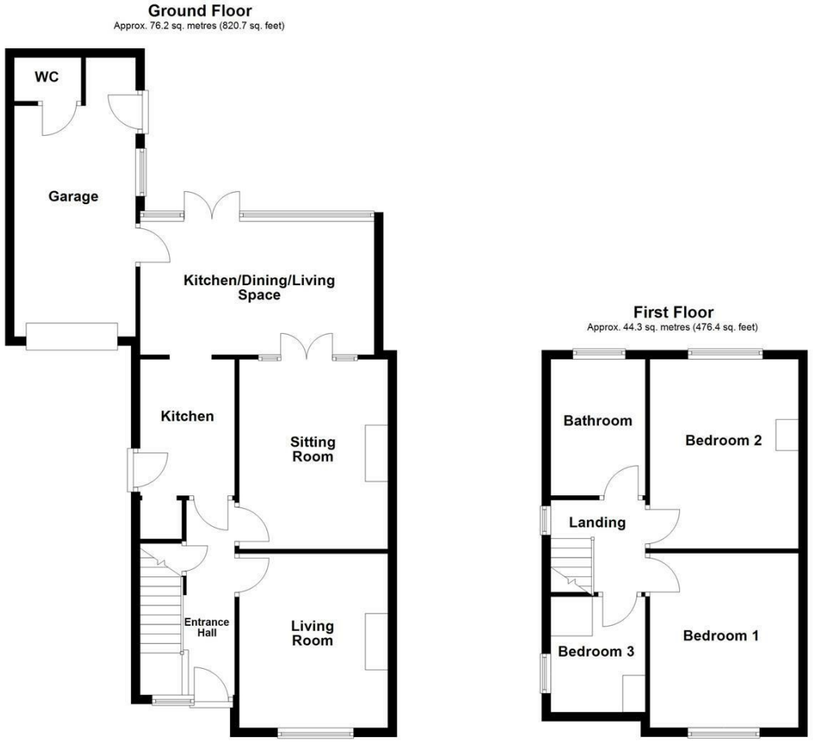


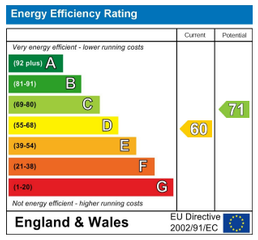
Total area: approx. 120.5 sq. metres (1297.1 sq. feet)

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.

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



29 Woodland Road, Wakefield, WF2 9DR

For Sale Freehold Offers In The Region Of £350,000

Nestled within a tranquil cul-de-sac location in Wakefield is this fantastically presented three bedroom semi detached home. Offering a wealth of spacious and versatile accommodation throughout, the property boasts generous reception space enhanced by a rear extension, ample off road parking, and attractively landscaped rear gardens. This impressive home is certainly one not to be missed.

The property briefly comprises an entrance hall with access to the first floor staircase, understairs storage, and doors leading to the living room, sitting room, and kitchen. Both the sitting room and kitchen provide access through to the superb open plan kitchen, dining, and living space to the rear, creating an ideal environment for modern family living and entertaining. The kitchen also benefits from side access. The rear living space opens directly onto the garden and also provides access to the garage. The garage itself benefits from a separate WC and has been fully insulated throughout, presenting an excellent opportunity for conversion, subject to the necessary consents. To the first floor, the landing provides access to the loft via a pull down ladder, together with doors leading to three bedrooms and the house bathroom, which is fitted with a stylish four piece suite. Externally, to the front of the property is a lawned garden with mature shrubs and flower borders, alongside a block paved driveway providing off-road parking for multiple vehicles and leading to the garage. To the rear is a beautifully tiered garden incorporating lawned areas, established planting, mature shrubs, colourful flower beds, and a stone-paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by hedging and fencing, making it perfect for children and pets.

The property is ideally suited to a wide range of buyers, including growing families and those seeking convenient access to local amenities. A variety of shops, schools, and well-regarded public houses can all be found within walking distance, while more extensive facilities are available in Wakefield city centre. Excellent transport links are nearby, including regular bus routes and two railway stations within Wakefield, offering connections to Leeds, Manchester, and London. The M1 motorway is also just a short drive away, ideal for those commuting further afield.

Only a full internal inspection will truly reveal all that this superb home has to offer, and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
14'2" (max) x 6'10" (min) x 3'5" (4.32m (max) x 2.10m (min) x 1.06m)
A composite front door with glazed panel leads into the entrance hall. Having a UPVC double glazed window to the front, staircase rising to the first floor landing with understairs storage, coving to the ceiling, central heating radiator, and doors leading to the living room, sitting room, and kitchen.

LIVING ROOM
12'7" (max) x 10'11" (min) x 9'4" (3.85m (max) x 3.35m (min) x 2.87m)
Having a UPVC double glazed window to the front, central heating radiator, coving to the ceiling, and an electric fireplace with marble hearth and surround with wooden mantel.



SITTING ROOM
13'10" (max) x 10'11" (min) x 9'4" (4.22m (max) x 3.35m (min) x 2.85m)
Having coving to the ceiling, dado rail, central heating radiator, wall mounted glass fronted electric fireplace with living flame effect, and UPVC double glazed French doors leading into the kitchen dining living space.



KITCHEN
9'10" x 6'7" (3.0m x 2.03m)
Having a frosted UPVC double glazed side entrance door, opening into the kitchen dining living space, column radiator, and coving to the ceiling. Fitted with a range of modern shaker style wall and base units with quartz work surfaces over, four-ring induction hob with partial glass splashback and extractor above, integrated oven, integrated microwave, integrated wine cooler, and space for an American style fridge freezer.

KITCHEN/DINING/LIVING SPACE
17'0" x 9'10" (5.20m x 3.0m)
Surrounded by UPVC double glazed windows, partially frosted, with UPVC double glazed French doors leading to the rear garden. Having access to the garage and continuation of the shaker style kitchen units with quartz work surfaces, inset stainless steel 1 1/2 sink with mixer tap and drainer, integrated slimline dishwasher, breakfast bar, and underfloor heating.



GARAGE
20'4" (max) x 8'10" (min) x 3'9" (6.20m (max) x 2.70m (min) x 1.15m)
Having an electric roller door, frosted UPVC double glazed door providing access from the garden, and UPVC double glazed window overlooking the garden. Fitted with a range of wall and base units with work surfaces, stainless steel sink and drainer with mixer tap, tiled splashback, plumbing for a washing machine, power, lighting, and insulated walls offering excellent conversion potential, subject to consent. Doors lead to the downstairs WC.

DOWNSTAIRS W.C.
2'10" x 4'6" (0.87m x 1.38m)
Fitted with a low flush WC and half tiled walls.

FIRST FLOOR LANDING
6'7" (max) x 7'1" (min) x 3'11" (2.01m (max) x 2.18m (min) x 1.20m)
Having loft access via pull down ladder, UPVC double glazed side window, and doors leading to three bedrooms, and the house bathroom.

BEDROOM ONE
12'11" (max) x 11'0" (min) x 9'10" (3.95m (max) x 3.37m (min) x 3.0m)
Having a UPVC double glazed window to the front and central heating radiator.

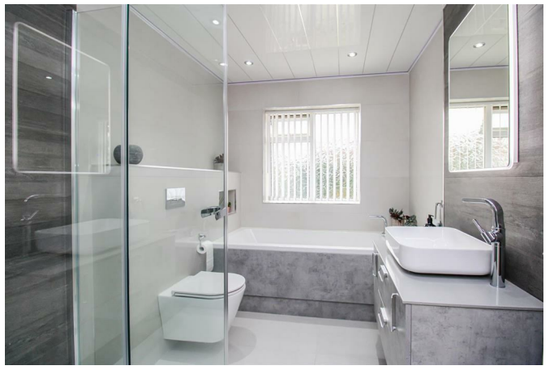


BEDROOM TWO
13'9" (max) x 10'9" (min) x 9'8" (4.20m (max) x 3.30m (min) x 2.96m)
Having coving to the ceiling, central heating radiator, and UPVC double glazed window to the rear.



BEDROOM THREE
9'5" (max) x 7'0" (min) x 6'4" (2.88m (max) x 2.15m (min) x 1.95m)
Having a UPVC double glazed window to the side, central heating radiator, and a range of fitted wardrobes.

BATHROOM
9'11" x 6'11" (3.03m x 2.12m)
Having a frosted UPVC double glazed window to the rear, column radiator, spotlighting to the ceiling, extractor fan, concealed cistern low flush WC, ceramic wash basin set within a floating vanity unit with work surface, panelled bath with mixer tap, separate double shower cubicle with mains fed shower and glazed screen, LED mirror, and full tiling throughout.



OUTSIDE
To the front of the property is a landscaped garden incorporating lawned areas, pebbled and planted features with mature shrubs and flowers, together with a block paved driveway providing off road parking for several vehicles and leading down the side of the property to the attached garage. To the rear is a tiered garden with a lower stone paved patio area, ideal for outdoor dining, with upper tiers incorporating lawned sections, planted and pebbled beds, mature shrubs, trees, and flowers. The garden is fully enclosed by hedging and fencing, making it ideal for children and pets.



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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.