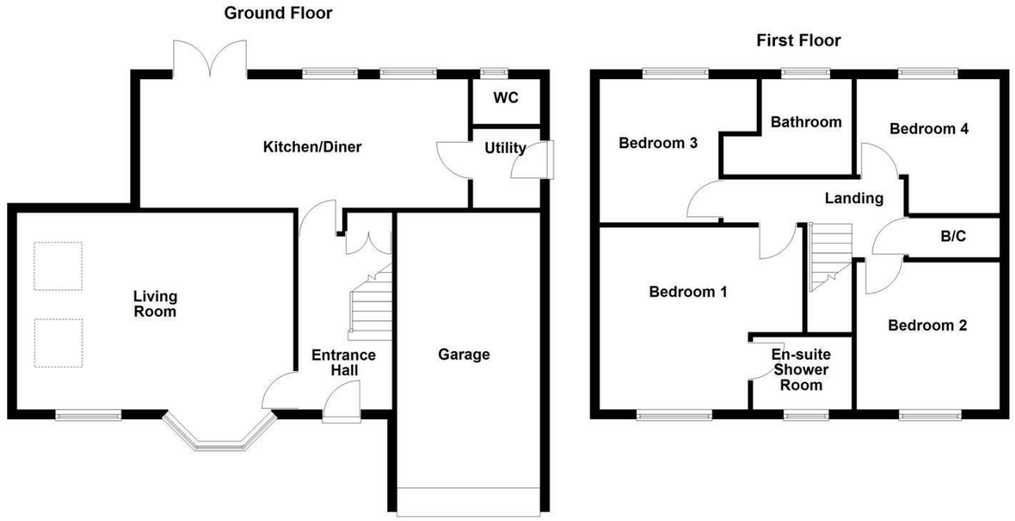
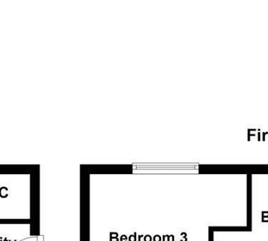



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 17 Leafield Drive, Wrenthorpe, Wakefield, WF2 0FT

## For Sale Freehold £475,000

Enjoying a tucked away position within this modern and well regarded residential development, this impressive four bedroom detached family home benefits from beautifully landscaped rear and side gardens and generous off road parking.

Internally, the property offers a spacious and extended living room featuring a built in media unit and electric fire, alongside a contemporary fitted kitchen diner with full height units and integrated appliances. Further ground floor accommodation includes a separate utility room, a downstairs W.C., and a large welcoming entrance hall with a built in cloaks cupboard. Stairs rise to the first floor landing, which provides access to four well proportioned double bedrooms and a modern four piece family bathroom. The principal bedroom further benefits from its own en suite shower room.
Externally, the front of the property features an attractive lawned garden with decorative planted borders and timber railway sleeper edging. A paved pathway runs along the right hand side of the property, leading through a timber gate to the enclosed rear garden. The rear garden is thoughtfully landscaped and includes a porcelain tiled patio with rendered walls and slate coping, creating an ideal space for entertaining and outdoor dining. Beyond this lies a well maintained lawn with planted borders, enclosed by timber fencing. The garden continues around to the side, where a composite decked patio offers a further seating area, perfect for alfresco dining, and is fully enclosed for privacy.

The property is conveniently located within walking distance of local amenities and schools, positioned at the start of the village of Wrenthorpe. Regular bus services provide easy access to Wakefield city centre, while the M1 motorway is only a short drive away, making this an excellent choice for commuters.

An attractive and high quality family home, early viewing is highly recommended to fully appreciate all that this property has to offer.

## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door leads into the entrance hall, which features a central staircase with handrail rising to the first floor landing. Doors provide access to the living room and kitchen diner. There is a built in cloaks cupboard, fixed shelving above, and useful storage beneath the stairs. The space is enhanced with natural oak vertical feature strips, creating a warm and contemporary first impression.

### LIVING ROOM
19'1" x 13'7" (5.83m x 4.15m)
A spacious and stylish living room featuring a walk in UPVC double glazed bay window to the front elevation with bespoke timber shutters, a second UPVC double glazed window, also fitted with timber shutters, further overlooks the front aspect. Two additional UPVC double glazed Velux style windows are set within the sloping ceiling, complete with built in blinds. The room boasts a feature media wall with an integrated electric fire and space for a wall mounted TV. A modern central heating radiator is installed, and natural oak feature strips frame the media wall.

### KITCHEN/DINER
22'7" x 10'4" (max) x 8'11" (min) (6.89m x 3.17m (max) x 2.73m (min))
A generous open plan kitchen diner with a fully tiled floor, UPVC double glazed windows overlooking the rear garden, and UPVC double glazed French doors with built in blinds providing access outside. The ceiling is fitted with inset spotlights and there is a central radiator. The kitchen comprises a range of shaker style wall and base units with complementary work surfaces. A 1½ stainless steel sink with drainer and swan neck mixer tap sits beneath the window. Integrated appliances include a Bosch full size dishwasher, integrated fridge with separate 70/30 freezer below, twin oven and grill, gas hob with glass splashback, and extractor hood above. A door provides access to the utility room, with additional built in storage.

### UTILITY ROOM
4'7" x 5'6" (1.42m x 1.69m)
Fitted with wall units and laminate work surfaces with matching splashbacks. Plumbing is in place for a washing machine, with space for a tumble dryer beneath the counter. A composite side entrance door provides external access. The room features a fully tiled floor, wall mounted extractor fan, and inset ceiling spotlights, with a door leading to the downstairs WC.

### DOWNSTAIRS W.C.
3'2" x 4'7" (0.98m x 1.41m)
Comprising a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. The room benefits from a fully tiled floor, central radiator, UPVC double glazed frosted window to the rear elevation, and inset ceiling spotlights.

### FIRST FLOOR LANDING
Providing access to the loft via a pull down ladder, with the loft being fully boarded. The landing features a central radiator and doors leading to four bedrooms, the house bathroom, and a boiler cupboard.

### BEDROOM ONE
12'8" x 14'1" (max) x 10'3" (min) (3.87m x 4.31m (max) x 3.13m (min))
A spacious double bedroom with a UPVC double glazed window overlooking the front elevation and a central radiator. A door provides access to the en suite shower room. The room also benefits from two low hanging pendant lights positioned either side of the bed area.

### EN SUITE SHOWER ROOM
6'10" x 5'1" (2.10m x 1.57m)
Comprising a modern three piece suite including a corner shower cubicle with bi folding glass door and chrome mixer shower with rainfall head and attachment. There is a low flush WC and wash basin set within a vanity unit. The room features half tiled walls, a fully tiled floor, chrome heated towel rail, UPVC double glazed frosted window to the front elevation, wall mounted extractor fan, shaver socket, and inset ceiling spotlights.

### BEDROOM TWO
10'3" x 9'11" (3.14m x 3.03m)
A double bedroom with a UPVC double glazed window overlooking the front elevation and a central radiator. The room also benefits from zoned heating with an independent thermostat.

### BEDROOM THREE
9'10" x 10'11" (max) x 8'3" (min (3.0m x 3.35m (max) x 2.53m (min)
Featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

### BEDROOM FOUR
9'9" x 9'3" (max) x 6'7" (min) (2.99m x 2.82m (max) x 2.01m (min))
A further bedroom with a UPVC double glazed window to the side elevation and a central heating radiator.

### BATHROOM
6'7" x 8'11" (max) x 6'2" (min) (2.01m x 2.74m (max) x 1.90m (min))
A modern four piece suite comprising a panelled bath with mixer tap, pedestal wash basin, low flush WC, and a separate shower cubicle with bi-folding glass doors and electric shower. The bathroom features half tiled walls, a fully tiled floor, inset ceiling spotlights, extractor fan, and heated towel rail.

### INTEGRAL GARAGE
An integral single garage with power and lighting, accessed via a manual up-and-over door to the front.

### OUTSIDE
To the front of the property is a double tarmac driveway providing off road parking, complemented by an electric vehicle charging point. The frontage is enhanced by planted borders, and an attractive lawn with railway sleeper edging and privet hedging. A paved pathway extends along the right hand side of the property, passing through a timber gate and bordered by low maintenance pebbled edging, leading through to the rear garden. The rear garden boasts a stylish porcelain paved patio with rendered walls and slate capping, creating an ideal space for outdoor dining and entertaining. This area overlooks an attractive, well maintained lawn with railway sleeper edged borders, raised slate topped planters, and a variety of established plants and shrubs. The garden is fully enclosed by panel fencing, the lawn wraps around the side of the property to a further composite decked patio area, perfect for alfresco dining, complete with timber panel fencing for added 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 E.

### 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.