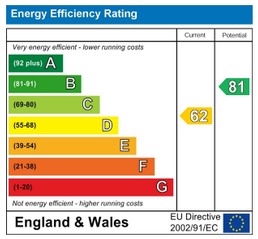
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

6 The Walled Garden, Woolley, Wakefield, WF4 2JW

For Sale Freehold £775,000

Individually designed and offering spacious and versatile living accommodation throughout is this superbly presented five bedroom executive detached home situated in this prestigious part of Woolley. This is one of six properties situated in what was at one time the Walled Kitchen Garden to Woolley Hall. The general area retains many of it's original historic features including kitchen garden walls to North and East aspects of the property.

The accommodation briefly comprises of the entrance hall, office, modern shower room, entrance hall/living room which leads to contemporary kitchen with spacious sun room off, utility room, boiler room, integral double garage, inner hallway leading to four double bedrooms. Stairs to the first floor lead to superb open plan sitting room with access to the balcony and bedroom one with en suite bathroom. Outside there are attractive lawned gardens to three sides. At the front there is space for a motor home and to the side a driveway providing off street parking for three/four vehicles leading to the double garage. To the rear and side are lawned gardens with feature grade II listed wall and incorporating flagged patio area.

Woolley is a sought after and beautiful village location, approximately 2.5 miles from J38 of the M1 motorway. The local area includes exceptional open countryside and leisure facilities including Woolley Park Golf Club and Yorkshire Sculpture Park.

A stunning family home which truly deserves and early appraisal to fully appreciate what is on offer.

ACCOMMODATION

ENTRANCE HALL
UPVC side entrance door with frosted side panels, radiator, door with windows either side into the living room, door to the shower room and sliding door to the office.

SHOWER ROOM/W.C.
7'10" x 7'1" (2.4m x 2.18m)
Pedestal wash basin, low flush w.c. and double shower cubicle with mixer shower. UPVC double glazed frosted window to the rear, fully tiled floor and radiator.

OFFICE
8'9" x 7'3" (2.67m x 2.23m)
UPVC double glazed window to the front and radiator.

ENTRANCE/LIVING ROOM
13'10" (max) x 19'8" (4.22m (max) x 6.0m)
Floor to ceiling UPVC double glazed window to the front, feature wood burner with marble hearth, radiator, stairs to the first floor landing and doors to the kitchen and two bedrooms. Squared archway into further hall area.

BEDROOM FOUR
11'7" x 11'4" (3.55m x 3.47m)
UPVC double glazed window to the rear and radiator.

BEDROOM THREE
15'8" x 8'5" (4.79m x 2.58m)
UPVC double glazed window to the front and radiator.

INNER HALLWAY
Radiator, recess ceiling spotlights, remote controlled skylight velux window and doors to two further bedrooms.

BEDROOM TWO
15'6" x 10'5" (4.74m x 3.18m)
Radiator, UPVC double glazed window to the side and floor to the ceiling window to the front. Door to store room which has plumbing in to convert to an en suite toilet/bathroom if required.

STORE ROOM
5'8" x 4'0" (1.74m x 1.22m)
UPVC double glazed frosted window to the side and radiator.

BEDROOM FIVE
11'1" x 10'6" (3.40m x 3.21m)
Floor to ceiling UPVC double glazed window to the side, UPVC double glazed sliding patio doors to the rear and radiator.

KITCHEN
10'8" x 11'1" (3.27m x 3.40m)
Range of contemporary grey gloss soft close wall and base units with feature granite work surface over incorporating Franke stainless steel sink and drainer with mixer tap, integrated double oven and grill, combi microwave, five ring gas hob and filter hood above. Integrated larder fridge, integrated dishwasher, soft close pan drawers, radiator, recess ceiling spotlights, LVT flooring, door to the utility room and step down into the sun room.

SUN ROOM
12'5" x 10'9" (max) (3.80m x 3.29m (max))
Feature remote controlled skylight velux window, recess ceiling spotlights, radiator, fully UPVC double glazed and door to the sliding patio door to one side and door to the other side.

UTILITY ROOM
6'7" x 10'5" (2.02m x 3.19m)
Range of wall units with work surface over with plumbing for a washing machine, space for a dryer, space for a fridge/freezer, UPVC double glazed frosted window to the shower room and UPVC door to the rear. Doors to the boiler room and double garage.

BOILER ROOM
10'0" x 3'2" (3.06m x 0.99m)
Boiler is housed in here, radiator and UPVC double glazed window to the rear.

FIRST FLOOR

SITTING ROOM
19'8" x 18'3" (6.0m x 5.58m)
UPVC double glazed windows to the front and sides with access to the balcony, gas fire, two radiators and door to bedroom one.

BEDROOM ONE
11'5" x 12'10" (3.48m x 3.93m)
UPVC double glazed window to the rear, radiator and doors to the en suite bathroom and eaves storage.

EN SUITE BATHROOM/W.C.
11'6" x 7'5" (3.51m x 2.28m)
UPVC double glazed windows to the rear and side, shower tray with mixer shower, low flush w.c., twin his and hers sink with work surface over base units and panelled bath. Door to the airing cupboard and loft access.

OUTSIDE
The property is accessed via a shared road which leads up to the property. To the front is an attractive lawned garden and off street parking for a caravan/motor home. There is a driveway to the side providing off street parking for three/four vehicles leading to the double garage (5.43m x 4.81m) with twin up and over doors, light and power, window to the side and door into the utility room. There is a lawned garden to the side and rear incorporating stone flagged patio area and timber framed store house.

PLEASE NOTE
There is an annual payment of £154 paid April 2024 last (figures vary year on year) for maintenance of the shared road.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The property offers privacy, peace and serenity being at the end of the cul-de-sac furthest away from New Road in Woolley"

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

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