



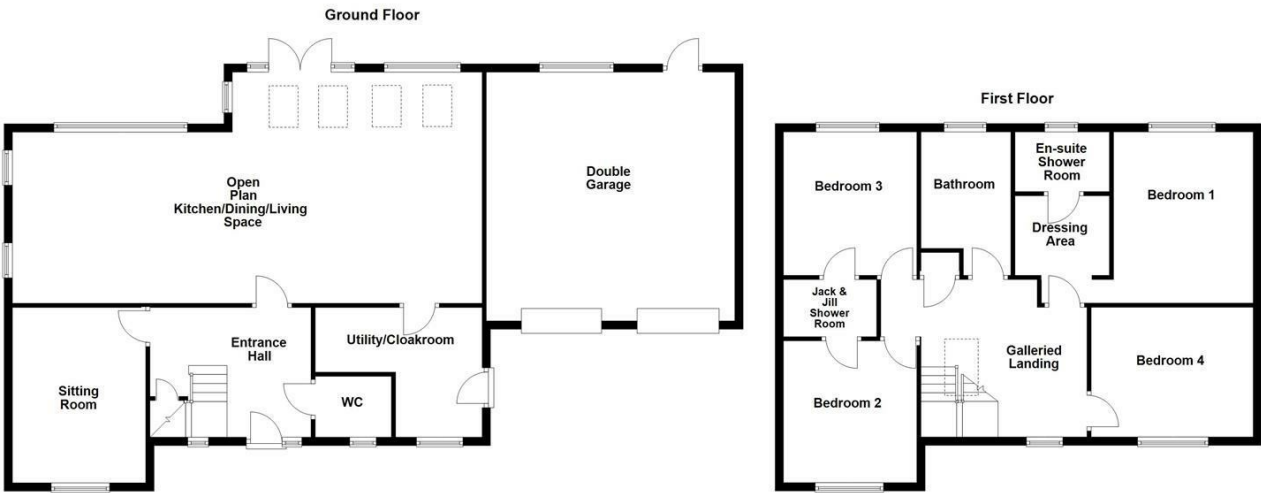
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

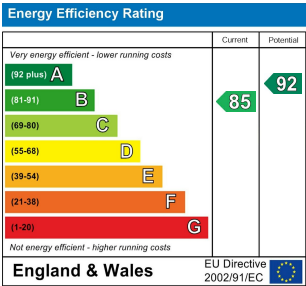


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Parkside Farm Close, Wakefield, WF3 4FT

For Sale Freehold £725,000

Located within this select and private development is this impressive four bedroom detached residence offers modern living at its finest. Finished to an exceptional standard throughout, the property features four generously sized double bedrooms and an expansive open plan kitchen dining living area, ideal for both family life and entertaining. Occupying a substantial plot, the home benefits from ample off road parking and extensive landscaped gardens, providing an ideal outdoor space for families and pets alike. This outstanding home presents a rare opportunity and is certainly not to be missed.

Benefitting from Hive controlled gas central heating with separate upstairs control, zoned underfloor heating and light grey UPVC double glazed windows throughout, this beautifully designed home offers a spacious and versatile layout across two floors. The ground floor comprises a welcoming entrance hall, a separate sitting room and an impressive open plan kitchen dining living room, ideal for modern family life and entertaining. Additionally the ground floor includes a utility/cloakroom, a downstairs W.C.. Upstairs, a striking galleried landing enhances the sense of space and light throughout the upper level and boasts four well proportioned double bedrooms, including a principal suite with its own dressing area and en suite shower room. Bedrooms two and three share a Jack & Jill shower room, while a contemporary family bathroom serves bedroom four. Outside, to the front of the property there are slight lawned areas to either side and a stone paved pathway to the front entrance door, with the driveway extending to an attached double garage with up and over doors. To the rear, the generous garden includes a large lawn, ideal for children and pets, a stone paved patio perfect for outdoor dining, an access door to the generously sized double garage and raised pebbled beds with timber sleeper borders, all enclosed by timber fencing.

Situated in this popular part of Stanley the town offers a wide range of local amenities including shops, cafés, pubs and reputable schools, while also being well served by public transport and major road links such as the M1 and M62, providing easy access to Leeds, Sheffield, and beyond.

With a high finish throughout, this is certainly not a property to be missed. Only a full internal inspection will reveal all that's on offer at this quality home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

12'9" x 10'4" [3.9m x 3.15m]

Composite front door with double glazed pane into the entrance hall. Spotlights, underfloor heating, stairs to first floor landing with several fitted storage cupboards. Doors to sitting room, open plan kitchen dining living space and the downstairs W.C..

DOWNSTAIRS W.C.

6'0" x 4'9" [1.85m x 1.47m]

Frosted UPVC double glazed window to the front, extractor fan, spotlights, underfloor heating. Concealed cistern low flush W.C., ceramic wall mounted wash basin with mixer tap, partial tiling and quartz worksurface over.

SITTING ROOM

10'6" x 13'11" [3.22m x 4.25m]

Floor to ceiling UPVC double glazed window to the front, underfloor heating.

OPEN PLAN KITCHEN DINING LIVING ROOM

37'2" x 20'5" [max] x 13'6" [min] [11.35m x 6.23m [max] x 4.13m [min]]

Three UPVC double glazed windows to the side, two UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear, four Velux skylights, spotlights, underfloor heating, log burning stove with stone hearth and stone mantle, door to utility/cloakroom. A range of modern wall and base shaker style units with quartz worksurface over, double Belfast sink with mixer tap and drainboard built into the quartz, partial quartz splashback, centralised island with further modern fitted shaker style base units with quartz worksurface over. Integrated wine cooler, integrated double oven, five ring gas hob with floating extractor hood above, integrated full length fridge and integrated freezer, integrated dishwasher. Separate bar style wall and base shaker style units with quartz worksurface over.



UTILITY/CLOAKROOM

12'9" x 10'3" [max] x 5'1" [min] [3.9m x 3.13m [max] x 1.56m [min]]

Frosted UPVC double glazed door to the side, UPVC double glazed window to the front, spotlights, underfloor heating. Shaker style modern wall and base units with quartz worksurface over, space and plumbing for washing machine and tumble dryer.



FIRST FLOOR LANDING

16'0" x 12'7" [max] x 4'6" [min] [4.9m x 3.86m [max] x 1.38m [min]]

Galleried landing looking down to the entrance hall, glass balustrade, Velux skylight, UPVC double glazed window to the front, central heating radiator, spotlights, loft access. Doors to four bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

13'7" x 16'6" [max] x 10'8" [min] [4.16m x 5.05m [max] x 3.26m [min]]

UPVC double glazed window to the rear, walkway through to the dressing area, two central heating radiators.



BEDROOM ONE DRESSING AREA

5'3" x 7'5" [1.62m x 2.27m]

Fitted wardrobes, spotlights, door to en suite shower room.

EN SUITE SHOWER ROOM

4'8" x 7'5" [1.43m x 2.27m]

Frosted UPVC double glazed window to the rear, spotlights, chrome ladder style central heating radiator. Concealed cistern low flush W.C., inset ceramic sink with storage below and mixer tap, quartz worksurface over, separate shower cubicle with mains fed overhead shower, showerhead attachment and glass shower screen. Fully tiling.

BEDROOM TWO

10'9" x 11'3" [3.29m x 3.45m]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding, partially mirrored doors, door to Jack & Jill shower room.



JACK & JILL SHOWER ROOM

4'5" x 7'4" [1.37m x 2.24m]

Frosted UPVC double glazed window to the side, door to bedroom three, extractor fan, spotlights, chrome ladder style central heating radiator. Concealed cistern low flush W.C., ceramic floating wash basin with mixer tap, quartz worksurface over, shower cubicle with mains fed over head shower, showerhead attachment and glass shower screen.

BEDROOM THREE

10'9" x 11'4" [3.28m x 3.47m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding partial mirror doors.

BEDROOM FOUR

13'0" x 10'4" [3.98m x 3.15m]

UPVC double glazed window to the front, central heating radiator.

HOUSE BATHROOM

11'3" x 7'1" [max] x 4'1" [min] [3.44m x 2.17m [max] x 1.26m [min]]

Frosted UPVC double glazed window to the rear, spotlights, extractor fan, chrome ladder

style central heating radiator. Concealed cistern low flush W.C., floating ceramic wash basin with mixer tap, quartz worksurface over, tiled in bath with mixer tap, separate shower cubicle with mains fed overhead shower, showerhead attachment and glass shower screen. Full tiling.



DOUBLE GARAGE

19'8" x 19'8" [6.0m x 6.0m]

UPVC double glazed window to the rear, frosted UPVC double glazed door providing access from the rear of the property, power and light, EV charging point, boiler housed here as well as a water tank.

OUTSIDE

The property is approached through a set of electric gates into the gated community of Parkside Farm Close itself, we are led up through a tarmacadam street to a tarmacadam driveway providing off road parking for the property for many vehicles. At the front of the property there are slight lawned areas and a stone paved pathway to the front door, the tarmacadam driveway itself leads to a double attached garage with up and over doors. To the rear of the property is an expansive lawned area, ideal for pets and children, a stone paved patio area, perfect for outdoor dining and entertaining purposes and some raised pebbled beds with partial railway sleeper borders, timber fence surrounding the property itself.



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.

EPC RATING

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

VIEWINGS WAKEFIELD

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