

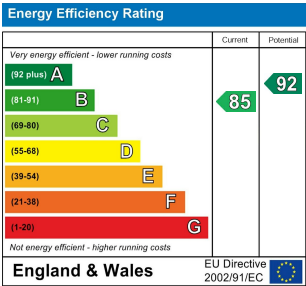


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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01924 266 555

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01924 260 022

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01977 798 844



9 Tree Top Close, Stanley, Wakefield, WF3 4GL

For Sale Freehold £550,000

A superb opportunity to purchase this executive four/five bedroom detached family home, offering generous and well appointed accommodation throughout, together with ample off road parking, a double driveway and a detached double garage with twin up and over doors, power and lighting.

The property is approached via an attractive lawned front garden with a central paved pathway leading to a recessed entrance porch and a spacious reception hall. The ground floor provides access to a home office, a large living room, a modern downstairs WC and a useful cloakroom. The heart of the home is a stunning bespoke kitchen diner, fitted with a central island providing seating, integrated appliances and a defined dining area. This space opens through to an impressive second lounge featuring a lantern roof and sliding patio doors overlooking the landscaped rear garden. A separate utility room completes the ground floor. To the first floor, the spacious landing leads to four double bedrooms, all benefitting from fitted wardrobes, and a modern three piece house bathroom. Bedrooms one and two both enjoy en suite shower facilities. Externally, a timber gate provides access to the rear garden via a paved pathway. The landscaped rear garden features a large porcelain paved patio, ideal for outdoor dining and entertaining, leading onto a well maintained lawn with raised sleeper edged planted borders. The garden is fully enclosed by fencing and hedging and includes access to a useful external store room.

The property is situated on a modern and attractive development, close to a range of local amenities and well regarded schools. Excellent transport links are available, with regular bus routes to Wakefield city centre and convenient access to both the M1 and M62 motorway networks.

Only a full internal inspection will reveal all that this impressive family home has to offer. Early viewing is highly recommended.



ACCOMMODATION

RECEPTION HALL

Composite front entrance door with two UPVC double glazed frosted side panels. Herringbone LVT flooring, central heating radiator and staircase with handrail to the first floor landing. Doors leading to the living room, office, downstairs W.C., cloakroom and kitchen diner.

KITCHEN/DINER

11'1" (min) x 23'6" (max) x 27'2" (3.40m (min) x 7.18m (max) x 8.30m)
Fitted with a range of modern wall and base units with laminate work surfaces and upstands, integrated AEG twin oven and grill with microwave above, five ring induction hob with stainless steel splashback and extractor, 1.5 sink and drainer with black swan neck mixer tap and waste disposal unit. Central island with seating for four and integrated wine cooler. Integrated fridge freezer and full size Zanussi dishwasher. Rectangular UPVC double glazed bay window to the front, inset spotlights, two central heating radiators and herringbone LVT flooring throughout. Feature archway to the second lounge and door to the utility.

UTILITY ROOM

5'11" x 7'0" (1.81m x 2.14m)
Fitted with wall and base units, laminate work surface and plumbing for washing machine and dryer. LVT flooring, inset spotlights, extractor fan and central heating radiator. Boiler housed within cupboard.

SECOND LOUNGE

12'0" x 14'9" (3.67m x 4.51m)
Well insulated with a UPVC double glazed lantern roof with tinted self-cleaning glass, two sets of aluminium sliding doors and feature timber clad wall. LVT flooring, inset spotlights and central heating radiator.



W.C.

6'3" x 3'8" (1.93m x 1.14m)
Low flush W.C., wash basin set within vanity unit, fully tiled floor and half tiled walls. Inset spotlights, extractor fan and UPVC double glazed frosted window.

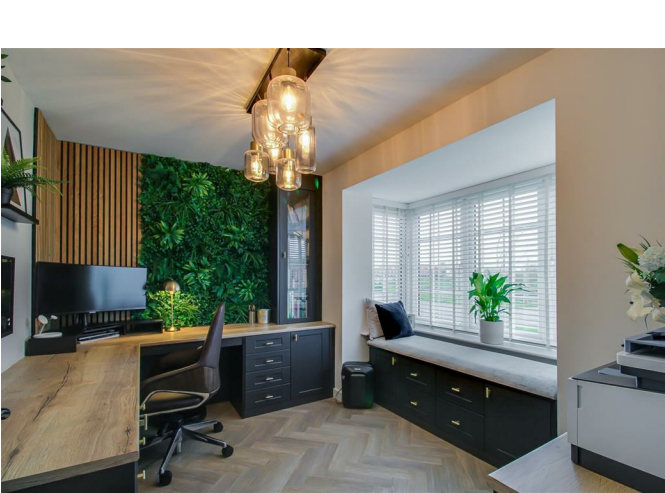
LIVING ROOM

11'3" x 15'10" (3.43m x 4.85m)
UPVC sliding patio doors to the rear garden, two central heating radiators, LVT flooring and feature timber clad media wall.



OFFICE

11'1" (min) x 7'6" (max) x 11'1" (3.40m (min) x 2.29m (max) x 3.38m)
Rectangular UPVC double glazed bay window to the front, fitted furniture including fitted desk with storage, display shelving and feature timber clad wall. LVT flooring and central heating radiator.



FIRST FLOOR LANDING

Central heating radiator, loft access, storage cupboard and doors leading to four bedrooms and the house bathroom.

HOUSE BATHROOM/W.C.

6'3" x 7'1" (1.93m x 2.17m)
Modern three piece suite comprising panelled bath with central mixer tap, wall mounted wash basin with vanity storage and low flush W.C. Fully tiled floor and part tiled walls, inset spotlights, extractor fan, heated towel radiator and UPVC double glazed frosted window.



BEDROOM ONE

9'4" (min) x 11'3" (max) x 13'2" (2.87m (min) x 3.43m (max) x 4.02m)
UPVC double glazed window to the front, central heating radiator and fitted wardrobes with mirrored sliding doors. Feature timber clad wall and door to en suite.

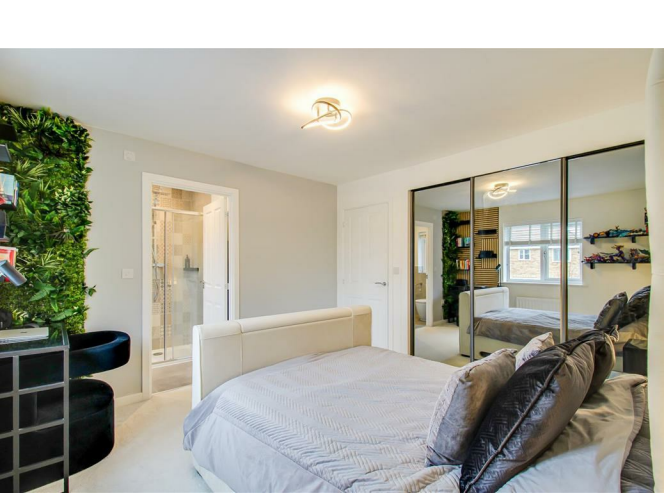


EN SUITE SHOWER ROOM/W.C.

6'10" x 6'2" (2.10m x 1.88m)
Large shower cubicle with glass sliding door and mains fed shower, wash basin and low flush W.C. Fully tiled floor and part tiled walls, inset spotlights, extractor fan, heated towel radiator and UPVC double glazed frosted window.

BEDROOM TWO

10'11" x 11'4" (3.35m x 3.47m)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and feature timber clad wall. Door to en suite.



EN SUITE SHOWER ROOM/W.C.

5'5" x 6'4" (1.66m x 1.94m)
Corner shower cubicle with glass doors and mains fed shower, wash basin and low flush W.C. Fully tiled floor and part tiled walls, inset spotlights, extractor fan, heated towel radiator and UPVC double glazed frosted window.

BEDROOM THREE

8'10" x 11'3" (2.71m x 3.44m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes and fitted dressing table.

BEDROOM FOUR

10'1" (min) x 8'7" (max) x 9'4" (3.08m (min) x 2.63m (max) x 2.87m)
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

OUTSIDE

To the front, there is a lawned garden with planted borders, paved pathway and a double driveway providing ample off road parking, leading to the detached double garage. To the rear, there is a landscaped garden with paved pathways, porcelain patio area, lawn, planted borders and sunken trampoline. The garden is fully enclosed by fencing and also benefits from external lighting and water supply.



DETACHED DOUBLE GARAGE

19'9" x 20'0" (6.02m x 6.11m)
Twin up and over doors, power and lighting, electric vehicle charging point and side access door.

BRICK BUILT STORE ROOM

13'8" (min) x 4'9" (max) x 6'9" (4.17m (min) x 1.47m (max) x 2.07m)
Paved flooring and useful storage space.

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.

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.