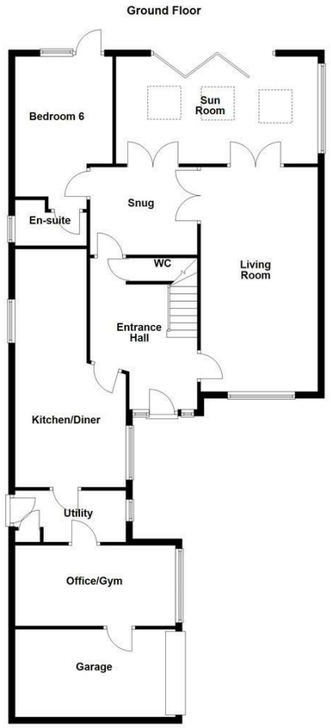
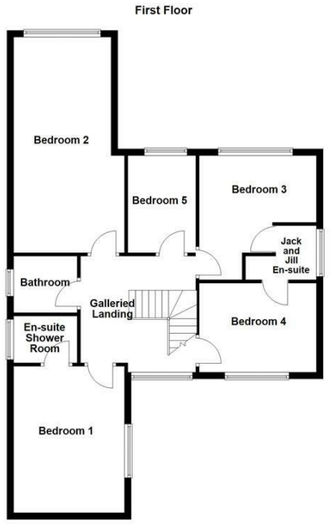


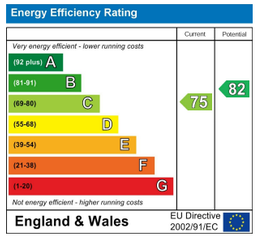


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

9 Rosedale Court, Tingley, WF3 1WH

For Sale Freehold £600,000

Offered in a fabulous corner plot with generous private gardens, this must see family home benefits from sizeable extensions to the front & rear elevations creating a total of six bedrooms, plus office/gym and a wealth of reception space. The property is located in a popular and sought after development within easy walking distance of Ardsley Reservoir, other local amenities and schools.

Internally, the layout comprises; entrance hall with stairs rising to a first floor, a newly renovated dining-kitchen space enjoying a full range of stylish wall & base units with integral appliances, finished with attractive worktops and tiled splashbacks.

Leading off the dining-kitchen is a separate utility room having a range of units offering space for plumbed appliances and leading through to an office which would also make a great space for a TV room, playroom or gym. Access from the office leads into an integral garage which has an up & over door out onto the driveway.

The home offers a wealth of reception space making it perfect for a large family or entertaining guests, with a spacious formal lounge having two sets of double doors opening into a snug and out into a stunning family room to the rear. The space is complemented by bi-folding doors opening onto the garden and Velux rooflights making the space wonderfully bright and inviting. Completing the ground floor is a guest suite, which could be ideal for a dependent relative or intergenerational living, having it's own access onto the garden and an en-suite shower room with three piece suite.

Enjoying a nicely secure and private garden at the rear, there is an Indian stoned patio space directly out from the bi-folding doors of the family room and a generous lawn all enclosed by boundary fencing and mature planting. To the front is a tarmac driveway offering parking for two vehicles and lawned garden with mature planted shrubbery.

Upstairs a central landing gives access to a total of five bedrooms, with the property enjoying a master suite to the front elevation, a large double bedroom with fitted wardrobes and an en-suite shower room with three piece suite & part-tiled surrounds. Bedroom two enjoys a substantially extended layout forming a wonderfully spacious double bedroom with fantastic views to the rear. Bedrooms three and four are both good size double bedrooms and benefit from a Jack & Jill en-suite shower room. Further bedroom accommodation is offered by the fifth bedroom which could

ACCOMMODATION

ENTRANCE HALL
Timber front entrance door into the entrance hall. Two frosted timber double glazed window to the front, central heating radiator, stairs to the first floor landing. Doors to the kitchen diner, living room, snug and the downstairs W.C..

DOWNSTAIRS W.C.
6'3" x 2'8" (1.92m x 0.83m)
Central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with two taps and tiled splashback.

LOUNGE
11'3" x 21'11" (3.44m x 6.69m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, living flame effect gas fire on a marble hearth with matching marble interior and wooden decorative surround. Doors to the snug and the sun room.

SUN ROOM
10'3" x 19'6" (3.13m x 5.96m)
UPVC double glazed bi folding doors to the rear, three UPVC double glazed Velux windows UPVC double glazed window to the side, pitch sloping ceiling, spotlights, two central heating radiators, double timber doors to the snug.

SNUG
9'9" x 10'3" (2.98m x 3.13m)
Central heating radiator, coving to the ceiling, door into bedroom six.

BEDROOM SIX
9'3" x 14'3" (max) x 10'2" (min) (2.82m x 4.35m (max) x 3.12m (min))
UPVC double glazed door to the rear, UPVC double glazed window to the rear, central heating radiator. Door to the en suite shower room.

EN SUITE SHOWER ROOM
6'6" x 4'9" (max) x 3'11" (min) (1.99m x 1.45m (max) x 1.20m (min))
Frosted UPVC double glazed window to the side, chrome ladder style radiator, spotlights, extractor fan. Comprising of a three piece suite with a pedestal wash basin with mixer tap and tiled splashback, low flush W.C. and a shower cubicle with glass sliding and mixer shower within.

KITCHEN/DINER
23'2" x 10'11" (max) x 6'7" (min) (7.08m x 3.33m (max) x 2.03m (min))
Two UPVC double glazed windows to the side and front, spotlights, downlights, door into the utility room. A range of wall and base units with granite worksurface over and tiled splashback above, stainless steel sink with drainer into the worksurface and mixer tap, integrated dishwasher, integrated small fridge, integrated full sized fridge, integrated freezer.

UTILITY
5'2" x 10'0" (max) x 7'1" (min) (1.59m x 3.05m (max) x 2.18m (min))
UPVC double glazed window to the front, timber side entrance door, door providing access to a built in storage cupboard, timber door providing access into the gym/home office. A range of base units with laminate worksurface over and tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for washing machine, space for a tumble dryer.

STUDY
7'8" x 15'5" (2.36m x 4.70m)
UPVC double glazed window to the front, central heating radiator, loft access, door into the single integral garage.

INTEGRAL GARAGE
7'10" x 16'3" (2.41m x 4.96m)
Manual up and over door.

FIRST FLOOR LANDING
UPVC double glazed window to the front, central heating radiator, loft access. Doors to five bedrooms and the house bathroom.

BEDROOM ONE
12'2" x 10'0" (3.73m x 3.07m)
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes, door providing access into the en suite shower room.

EN SUITE SHOWER ROOM
4'7" x 6'3" (1.40m x 1.93m)
Frosted UPVC double glazed window to the side, extractor fan, central heating radiator. Pedestal wash basin with taps and tiled splashback, low flush W.C., enclosed corner shower cubicle with glass door to the front and mixer shower within.

BEDROOM TWO
21'0" x 9'10" (max) x 8'0" (min) (6.41m x 3.01m (max) x 2.46m (min))
UPVC double glazed window to the rear, two central heating radiators.

BEDROOM THREE
9'6" x 11'6" (2.92m x 3.53m)
UPVC double glazed window to the rear, central heating radiator, door to the Jack and Jill en suite.

JACK AND JILL
4'7" x 8'4" (max) x 2'9" (min) (1.41m x 2.55m (max) x 0.86m (min))
Frosted UPVC double glazed window to the side, extractor fan, door into bedrooms three and four. Comprising of a three piece suite with an enclosed shower cubicle with a glass shower door and a mixer shower with rain shower head attachment, low flush W.C., pedestal wash basin with two taps and tiled splashback.

BEDROOM FOUR
11'9" x 9'0" (3.59m x 2.75m)
UPVC double glazed window to the front, central heating radiator, fitted double wardrobes with sliding mirrored doors to the front.

BEDROOM FIVE
9'3" x 6'10" (2.83m x 2.10m)
UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM
6'3" x 6'9" (1.93m x 2.08m)
Frosted UPVC double glazed window to the side, central heating radiator, extractor fan, part tiled walls. Low flush W.C., pedestal wash basin with two taps, curved corner bath with mixer tap and shower attachment.

OUTSIDE
To the front of the property there is a large tarmacadam driveway providing off road parking for two vehicles leading up to the single integral garage, a tarmacadam pathway leads to the front entrance door with an attractive lawned garden with planted borders. To both sides of the property there is a block paved pathway with a timber gate providing access down to the rear garden. To the rear of the property there is a generous and private lawned garden area, an Indian stone paved patio area, perfect for outdoor dining and entertaining purposes, and a large timber shed all enclosed by timber fencing

COUNCIL TAX BAND
The council tax band for this property is C75.

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.