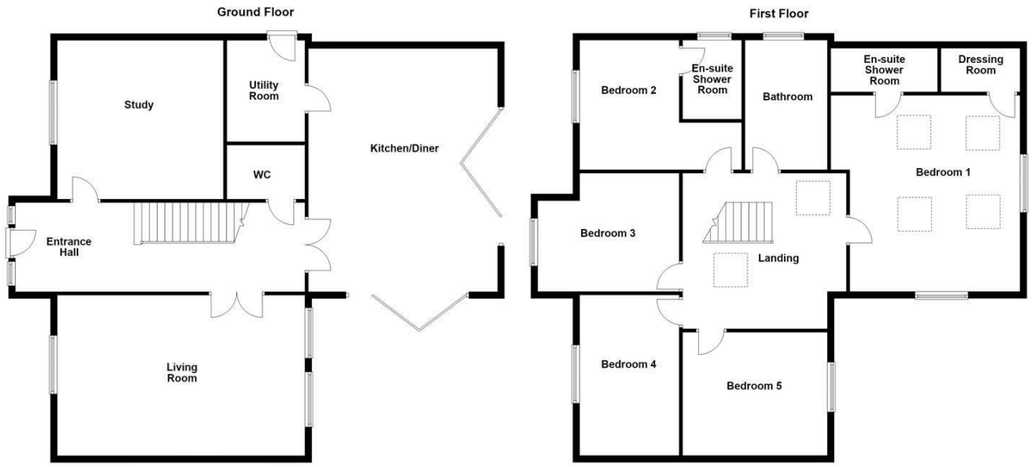
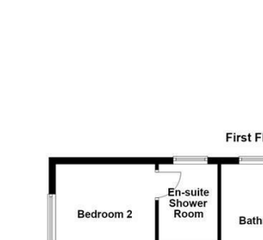


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

55 Field Lane, Wakefield, WF2 7RU

For Sale Freehold £650,000

A bespoke, newly constructed detached family residence of impressive proportions, discreetly positioned within a highly sought after location and occupying a generous plot extending to approximately 0.19 acres. Finished to an exacting standard throughout, the property benefits from high efficiency double glazing and an energy efficient air source heating system.

The accommodation is centred around a striking reception hall, which sets the tone for the home and provides access to a well appointed guest cloakroom. To one side lies a generously proportioned living room, enjoying a dual aspect with windows to both the front and rear elevations, along with a feature fireplace. To the opposite side of the hallway is a further separate sitting room, offering flexible reception space. To the rear, a superb open plan living dining kitchen forms the heart of the home, featuring two sets of bi folding doors opening onto the garden. The space is fitted to a high specification with a contemporary range of units and integrated appliances. A separate utility room completes the ground floor accommodation. To the first floor, the principal bedroom is positioned to the rear of the property, benefiting from windows to two elevations, a walk in wardrobe, and a spacious en suite shower room. The second double bedroom, located to the front, also enjoys its own en suite facilities. Three further well proportioned double bedrooms are served by a stylish family bathroom. Externally, the property is approached via a driveway providing ample off street parking and a turning head, leading to a detached single garage with an automated door. The front of the property features a well maintained garden, while the larger rear garden extends in an attractive L-shape around the house, offering excellent outdoor space.

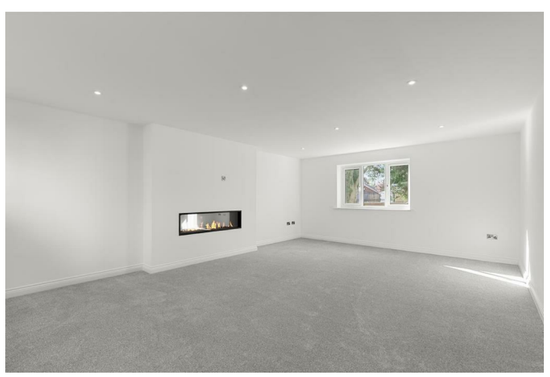
The property occupies a generous 0.19 acre plot, tucked away within this desirable location near the local cricket club. A range of local shops, well-regarded schools, and recreational facilities are within easy reach, while a broader selection of amenities can be found in the nearby city of Wakefield. The city also benefits from a mainline railway station and convenient access to the national motorway network, making it ideal for commuters.

Please note that some of the images portrayed have computer generated enhancements for display purposes.

ACCOMMODATION

RECEPTION HALL
26'2" x 8'6" (8.0m x 2.6m)
A contemporary style front entrance door with glazed side screens leads into a spacious reception hall, featuring a staircase with oak balustrade and glazed inserts rising to the first floor.

LIVING ROOM
21'11" x 15'5" (6.7m x 4.7m)
A generous dual aspect reception room with windows to both the front and rear elevations, enhanced by a feature media wall incorporating a living flame electric fire (or provision for one).



STUDY
15'5" x 14'5" (4.7m x 4.4m)
A well proportioned reception room with a window to the front elevation.

DOWNSTAIRS CLOAKROOM
7'2" x 5'2" (2.2m x 1.6m)
A well proportioned cloakroom fitted with a contemporary two piece Villeroy & Boch suite, comprising a wall mounted WC with concealed cistern and a vanity wash basin with drawer beneath. Additional features include a chrome ladder style heated towel rail and extractor fan.

DINING KITCHEN
21'3" x 18'8" (6.5m x 5.7m)
A superb open plan space with bi folding doors to two elevations. The kitchen area is fitted with a contemporary range of grey fronted wall and base units, complemented by a matching island unit with composite sink. Integrated AEG appliances include an oven and combination oven, along with an integrated dishwasher, fridge, and freezer. A matching cupboard houses the pressurised hot water cylinder.

UILITY ROOM
9'10" x 6'10" (3.0m x 2.1m)
An external door and window to the side, the utility room offers a further range of grey fronted wall and base units, a Belfast-style inset sink, and space and plumbing for a washing machine and tumble dryer. A matching dresser-style cupboard provides additional storage.

FIRST FLOOR LANDING
The property benefits from a spacious central landing with windows overlooking the rear garden, a central heating radiator, and loft access.

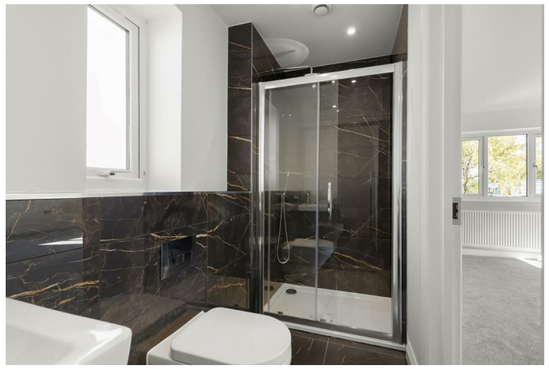
PRINCIPAL BEDROOM
17'4" x 15'1" (5.3m x 4.6m)
A spacious principal suite with windows to the side and rear elevations, and two central heating radiators.

WALK IN WARDROBE
7'6" x 4'3" (2.3m x 1.3m)
Providing ample hanging and storage space.

EN SUITE SHOWER ROOM/W.C.
10'9" x 4'3" (3.3m x 1.3m)
Fitted to a high standard with a walk in shower cubicle featuring a twin head shower and glazed screen, wall mounted wash basin with drawer beneath, and a wall hung WC with concealed cistern. Additional features include underfloor heating, a chrome heated towel rail, and a frosted window to the side.

BEDROOM TWO
11'9" x 9'10" (3.6m x 3.0m)
A double bedroom with a window to the front elevation and a double central heating radiator.

EN SUITE SHOWER ROOM/W.C.
7'10" x 4'3" (2.4m x 1.3m)
This en suite also benefits from underfloor heating and is fitted with a walk in shower cubicle with twin head shower and glazed screen, wall mounted wash basin with drawer beneath, and a wall hung WC with concealed cistern. A frosted window to the side and chrome ladder style heated towel rail complete the space.



BEDROOM THREE
15'5" x 10'9" (4.7m x 3.3m)
A further double bedroom with a window to the front elevation and a double central heating radiator.

BEDROOM FOUR
15'1" x 12'1" (4.6m x 3.7m)
A charming and characterful double bedroom featuring a Juliet balcony to the front elevation and a double central heating radiator.

BEDROOM FIVE
11'5" x 10'9" (3.5m x 3.3m)
A double bedroom with a window overlooking the rear garden and a double central heating radiator.

BATHROOM/W.C.
11'9" x 7'2" (3.6m x 2.2m)
A stunning centrepiece bathroom fitted with a four-piece suite, comprising a freestanding bath with shower attachment, a separate shower cubicle with twin head shower and glazed screens, a wall mounted wash basin with drawer beneath, and a wall hung WC with concealed cistern. Finished with part tiled walls and flooring, and a chrome ladder style heated towel rail.

OUTSIDE
Externally, the property is approached via a surfaced driveway with turning head, leading to a well proportioned lawned front garden with mature trees. The driveway extends to the side of the property, giving access to a good sized garage with an automated up-and-over door. To the rear, the property enjoys a generous plot with an extensive lawned garden, mature trees, and a paved patio seating area—ideal for outdoor entertaining.

PLEASE NOTE
Please Note that some of the images portrayed have computer generated enhancements for display purposes.

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

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.