



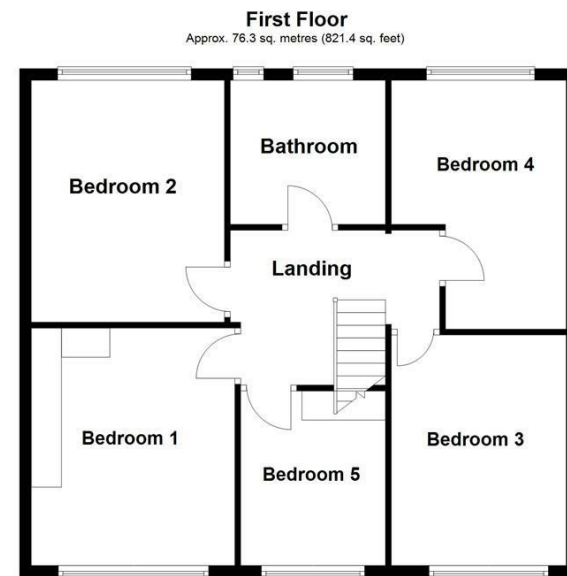
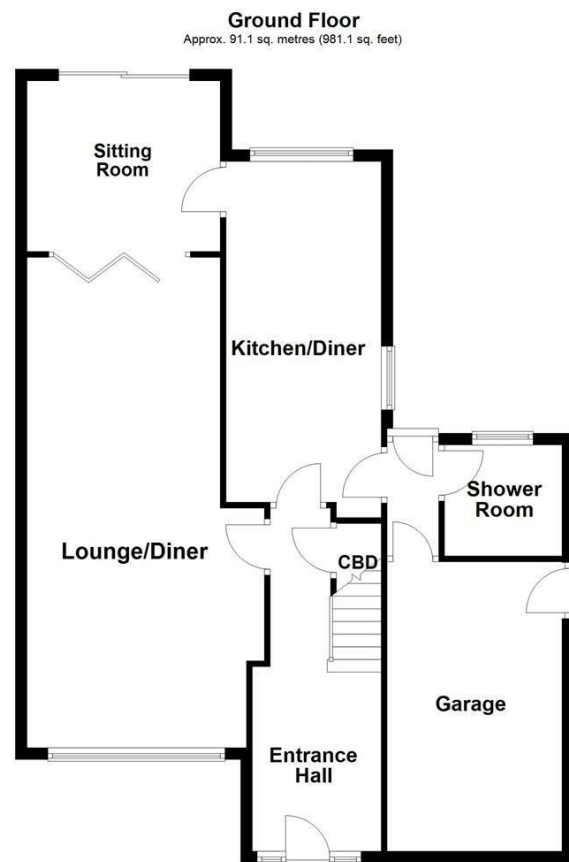
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 167.5 sq. metres (1802.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**17 Woodland Rise, Wakefield, WF2 9DN**

**For Sale Freehold £475,000**

A superb opportunity to acquire this extended five bedroom detached family home, occupying a pleasant cul-de-sac position within the heart of Wakefield.

The property is approached via a block paved driveway providing ample off road parking and leads into a spacious entrance hall with access to an understairs storage cupboard, which offers potential to be utilised as a cloakroom/W.C. Solid wooden doors lead through to a superb open plan lounge diner, featuring a charming stone fireplace and bi-fold solid wooden doors opening into the rear sitting room. The sitting room enjoys sliding patio doors overlooking the beautifully landscaped rear garden, creating an ideal space for both relaxing and entertaining. The modern kitchen diner is accessed from both the entrance hall and sitting room, benefitting from dual aspect windows and a range of integrated appliances. An adjoining inner hallway provides access to a contemporary downstairs shower room and the integral garage, currently utilised as a utility/store room with power, lighting and plumbing for a washing machine. The original garage door remains in place, allowing for easy reinstatement as a garage if desired, whilst a side entrance door provides convenient external access. To the first floor, a spacious galleried landing provides access to five well proportioned bedrooms and a stunning ultra modern four piece family bathroom suite. The principal bedroom benefits from fitted mirrored sliding wardrobes, whilst the remaining four bedrooms are all generous doubles. Externally, a timber gate to the side of the property leads along a porcelain paved pathway to a covered rear porch and into the enclosed landscaped rear garden. A sweeping porcelain patio extends around the kitchen and sitting room, providing the perfect setting for outdoor dining and entertaining, overlooking the attractive lawned garden with mature planted borders and fenced boundaries offering a high degree of privacy.

The property is conveniently positioned close to local amenities, well regarded schools, regular bus routes, M1 motorway links and Wakefield Westgate railway station, ideal for commuters travelling further afield.

Only a full internal inspection can truly appreciate the quality, space and presentation this exceptional family home has to offer, and an early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. There are four UPVC double glazed frosted panel windows, two positioned either side of the entrance door facing the front aspect. The entrance hall benefits from coving to the ceiling, inset spotlights, a central heating radiator and a staircase with handrail leading to the first floor landing. Three doors provide access into the kitchen diner and lounge diner, whilst a further cupboard provides access to the understairs storage cupboard/cloakroom.

### LOUNGE DINER

277' x 128' (max) x 102' (min) [8.41m x 3.88m (max) x 3.11m (min)]

Having coving to the ceiling, inset spotlights, two central heating radiators and a gas fire set upon a decorative stone hearth with matching interior and surround. Solid oak bi-fold doors lead through into the sitting room, whilst the doors from the entrance hall are solid wood.



### SITTING ROOM

96' x 1010' [2.91m x 3.31m]

Having coving to the ceiling, inset spotlights, laminate flooring and a wall mounted contemporary vertical electric radiator in white. There is a UPVC double glazed window to the side aspect together with a set of UPVC double glazed sliding patio doors leading out to the landscaped rear garden. A solid wooden door with glass inserts also provides access through into the kitchen diner.



### KITCHEN DINER

190' x 88' (max) x 84' (min) [5.81m x 2.65m (max) x 2.56m (min)]

Fitted with a range of wall and base units with granite work surfaces and matching granite upstands above. Incorporating a Belfast ceramic sink with swan neck mixer tap and drainer cut into the work surface. There are two UPVC double glazed windows enjoying dual aspects to the side and rear, a fully tiled floor, display cabinets with glass shelving and downlighting, space for a range cooker with glass splashback and extractor above, an integrated full-size Bosch dishwasher, space for a freestanding American-style fridge freezer and a built-in wine rack. A solid wooden door with glass inserts leads through into the inner hallway.

### INNER HALLWAY

Having a fully tiled floor, inset spotlights and a UPVC double glazed door leading out to the rear garden. Two solid wooden doors provide access into the modern downstairs shower room and the garage.

### SHOWER ROOM

65' x 62' [1.96m x 1.89m]

Appointed with a larger than average shower cubicle with curved glass door, chrome handle and electric shower within, pedestal wash basin with chrome mixer tap and low flush W.C. The room is fully tiled to both the walls and floor and further benefits from a vanity mirror with built-in lighting, wall mounted shaver socket point, central heating radiator, extractor fan, inset spotlights and a UPVC double glazed frosted window to the rear aspect.

### GARAGE

1511' x 910' [4.87m x 3.01m]

The garage retains the original up-and-over door to the front, although insulated behind, and is currently utilised as a utility/store room. Having plumbing and drainage for a washing machine, space for a tumble dryer and large freezer, strip lighting, power points and a wall mounted combination boiler. A solid wooden door provides side access. The room could easily be converted back into a garage if required.

### FIRST FLOOR LANDING

Spacious galleried landing with loft access, coving to the ceiling and a feature archway leading to the further landing area. Six solid wooden doors provide access into five bedrooms and the stunning four piece family bathroom.

### BEDROOM ONE

134' x 113' [4.08m x 3.45m]

Having a UPVC double glazed window overlooking the front elevation, coving to the ceiling, inset spotlights, central heating radiator and fitted double wardrobes with mirrored sliding doors.



### BEDROOM TWO

140' x 107' [4.29m x 3.24m]

Having a UPVC double glazed window overlooking the rear elevation, coving to the ceiling, inset spotlights and a central heating radiator.



### BEDROOM THREE

131' x 99' [4.01m x 2.98m]

Having a UPVC double glazed window overlooking the front elevation, coving to the ceiling, inset spotlights and a central heating radiator.

### BEDROOM FOUR

140' x 99' (max) x 69' (min) [4.28m x 2.99m (max) x 2.08m (min)]

Having coving to the ceiling, inset spotlights, central heating radiator and a UPVC double glazed window overlooking the rear elevation.

### BEDROOM FIVE

711' x 910' (max) x 79' (min) [2.42m x 3.02m (max) x 2.37m (min)]

Having a UPVC double glazed window overlooking the front elevation, coving to the ceiling, inset spotlights, central heating radiator and a built-in double wardrobe positioned over the bulkhead of the stairs.

### BATHROOM

88' x 81' [2.66m x 2.47m]

Beautifully appointed with porcelain marble effect tiled walls and comprising a contemporary four-piece suite. Featuring a freestanding double ended bath with centralised mixer tap, low flush W.C. with concealed cistern, wash basin with mixer tap set into high gloss vanity drawers with chrome handles and a walk-in shower cubicle with fixed glass screens, rainfall shower

head and additional shower attachment. The room further benefits from a contemporary white heated towel radiator with chrome rails, built in double door storage cupboard with shelving to either side, two UPVC double glazed frosted windows overlooking the rear elevation, inset spotlights, extractor fan and wall mounted shaver socket point.



### OUTSIDE

Externally, the property enjoys a large block paved driveway sweeping across the front elevation and leading to the garage, providing ample off-road parking. There is an external power socket, two wall mounted up-and-down lights and a low maintenance pebbled planted border stocked with colourful shrubs and plants. A paved pathway runs parallel to the front elevation leading to the left-hand side via a cast iron gate, whilst to the right-hand side a timber gate provides access along a porcelain paved pathway with outside lighting and timber fenced boundaries. The landscaped rear garden is accessed beneath a covered rear porch and benefits from an outside water supply positioned beneath the shower room window. The porcelain paved pathway opens onto a substantial porcelain patio area sweeping around the kitchen and sitting room, ideal for outdoor entertaining and dining. Beyond lies an attractive lawned garden with manicured planted borders to two sides and fenced boundaries enclosing the garden for privacy. There is also a timber shed positioned to the rear corner, external lighting above the sliding patio doors and raised sleeper edged borders finished with slate chippings and established planting.



### PLEASE NOTE

Part ownership of the woodland behind with housing associate, £75 per annum to own part of the woodland, you can opt out.

### 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.

### 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.