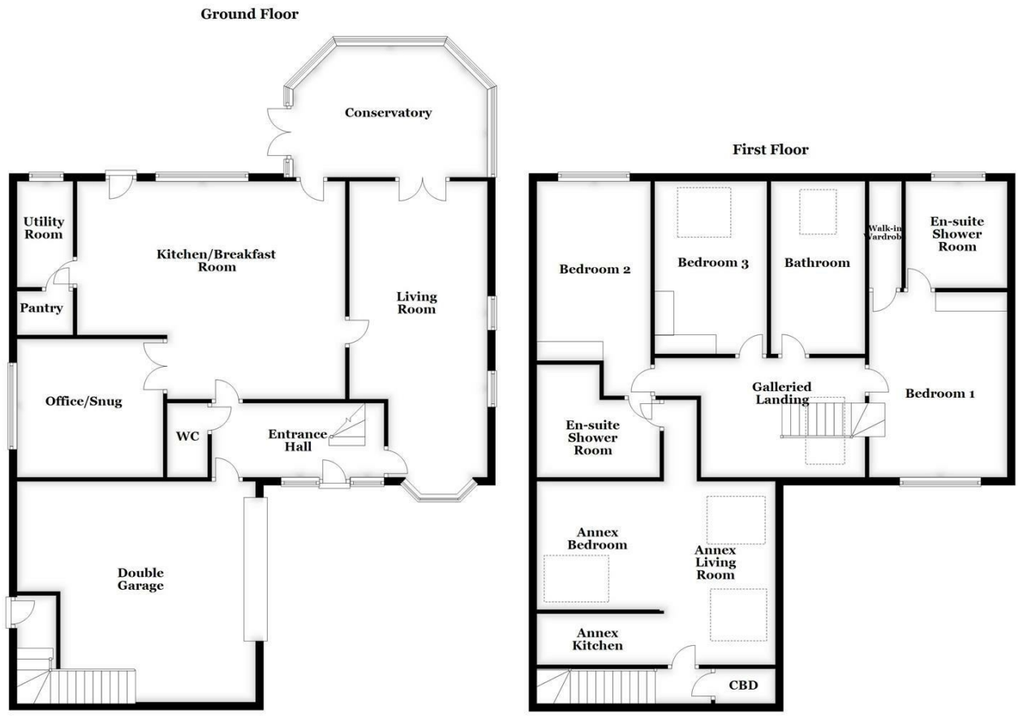
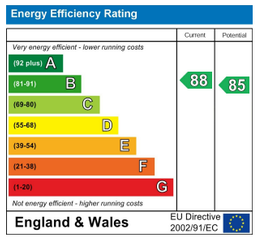


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

5 Willow Park, Wakefield, WF1 2JP

For Sale Freehold £635,000

Enjoying a generous sized plot in a tucked away position is this superbly appointed and substantial four bedroom detached family home incorporating annex accommodation over the double garage.

With UPVC double glazing and gas central heating, the property briefly comprises of entrance hall, downstairs w.c., integral double garage, living room, conservatory, kitchen/breakfast room with utility and pantry and office/snug. Stairs lead to the galleried landing which provides access to three bedrooms [the principal bedroom with walk in wardrobe and en suite, as well as bedroom two with en suite]. There is access to the annex which has open plan living/kitchen/bedroom area.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Outwood train station. The motorway network is only a short drive away, perfect for those looking to travel further afield. Outside to the front, gated access onto a large block paved driveway sweeping round the property providing off road parking for several vehicles with electric charging point and leading to the integral double garage. There is a block paved pathway round the back of the garage providing access to the annex. To the rear, an Indian stone paved patio area, perfect for entertaining and dining purposes and a pathway leading past superb manicured borders with a larger than average attractive garden surrounded by timber panelled surround fences.

Simply a fantastic home which truly deserves an early viewing to fully appreciate the spacious and versatile accommodation on offer and large garden to the rear.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with windows either side of the door, solid wooden floor, staircase with chrome spindles and solid oak handrail leading to the galleried landing, central heating radiator, inset spotlights to the ceiling and solid wooden doors providing access the downstairs w.c, integral double garage, kitchen/breakfast room and living room.

W.C.
3'4" x 6'2" (1.02m x 1.90m)
Low flush w.c., wall hung wash basin with mixer tap and tiled splash back. Central heating radiator, wall mounted extractor fan and solid wooden floor.

INTEGRAL DOUBLE GARAGE
18'8" x 20'0" (max) x 16'4" (min) (5.71m x 6.11m (max) x 5.0m (min))
Electric quarter panelled door, power and light and condensing regular boiler housed in here.

LIVING ROOM
8'3" (min) x 11'6" (min) x 24'11" (2.54m (min) x 3.53m (min) x 7.60m)
UPVC double glazed bow window overlooking the front aspect, two UPVC double glazed windows to the side, two central heating radiator and set of UPVC double glazed French doors leading into the conservatory.

CONSERVATORY
11'1" x 16'4" (3.39m x 5.0m)
UPVC double glazed windows on three sides, set of UPVC double glazed French doors leading out to the patio area, solid wooden floor, power and light. UPVC double glazed door leading into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
18'1" x 14'11" (min) x 22'8" (max) (5.52m x 4.57m (min) x 6.91m (max))
Range of wall and base units with laminate work surface over with breakfast bar, 1 1/2 sink and drainer with swan neck mixer tap, integrated Beko dishwasher, space for an American style fridge/freezer, integrated AEG double oven and grill with separate four ring electric hob, glass splash back and cooker hood over. Laminate flooring, inset spotlights to the ceiling, kick heater, two central heating radiators, set of solid wooden double doors leading into the office/snug and door to the utility. UPVC double glazed window door leading to the rear garden.

UITLITY
4'8" x 8'11" (1.44m x 2.72m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, plumbing for a washing machine and space for a dryer. Laminate tiled floor, central heating radiator, strip lighting, extractor fan and UVPC double glazed window overlooking the rear aspect. Door to the pantry cupboard.

PANTRY
3'7" x 4'9" (1.10m x 1.46m)
Fixed shelving and light.

OFFICE/SNUG
12'4" x 10'11" (3.76m x 3.34m)
Laminate flooring, central heating radiator and UPVC double glazed window overlooking the side aspect.

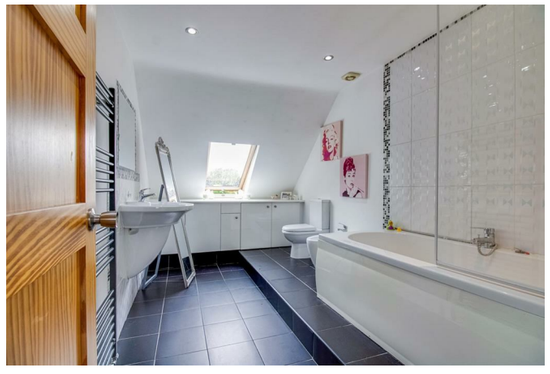
GALLERIED LANDING
Timber double glazed velux window with built in blind to the pitch sloping ceiling, inset spotlights, central heating radiator and doors providing access to three bedrooms, house bathroom, annex and storage cupboard.

BEDROOM ONE
11'7" x 15'7" (3.54m x 4.75m)
UPVC double glazed window overlooking the front elevation, central heating radiator, inset spotlights to the ceiling, fitted double wardrobe and solid wooden doors providing access to a walk in wardrobe and en suite shower room.

WALK IN WARDROBE
Fixed wardrobe rails and light.

EN SUITE SHOWER ROOM/W.C.
8'9" x 8'4" (2.69m x 2.56m)
Three piece suite comprising walk in shower cubicle with rain shower head and shower attachment, wash basin built into laminate work surface with vanity cupboards and mixer tap and low flush w.c. Large ladder style radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.
13'11" x 7'9" (4.25m x 2.38m)
Four piece suite comprising panelled bath with centralised mixer tap and pull out shower attachment, bidet with mixer tap, low flush w.c. and large wall hung ceramic wash basin with mixer tap and tiled surround. Timber double glazed velux window with built in blind overlooking the rear elevation, fully tiled floor, inset spotlights to the ceiling, extractor fan and built in units with laminate work surface over to one wall.



BEDROOM THREE
14'9" x 9'4" (4.50m x 2.87m)
Timber double glazed velux window with built in blind, central heating radiator, inset spotlights to the ceiling and range of fitted wardrobes and drawers to one wall.

BEDROOM TWO
18'1" (max) x 14'10" (min) x 9'8" (5.53m (max) x 4.53m (min) x 2.96m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, fitted wardrobe, inset spotlights to the ceiling and loft access. Door providing access into en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
9'8" (max) x 5'2" (min) x 9'5" (2.97m (max) x 1.58m (min) x 2.88m)
Three piece suite comprising curved corner shower cubicle with rain shower attachment and mixer shower, low flush w.c. with concealed cistern and wash basin with mixer tap built into vanity cupboards with laminate work surface and tiled splash back. Central heating radiator, fully tiled floor, inset spotlights to the ceiling, extractor fan and door providing access into the annex.

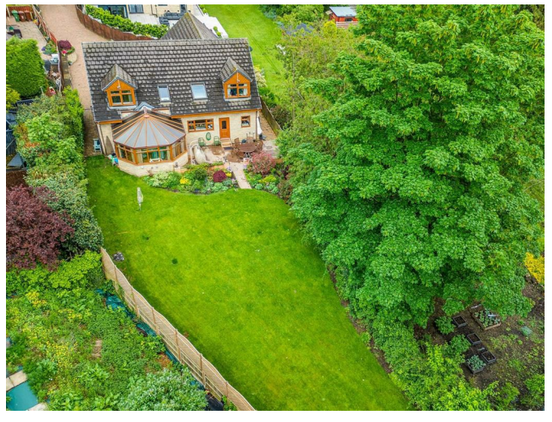
ANNEX
Walk way into the open plan living/kitchen/bedroom area.

ANNEX BEDROOM
10'8" x 10'0" (3.26m x 3.06m)
Timber double glazed velux window with built in blind to the rear elevation, inset spotlights and central heating radiator.

ANNEX LIVING ROOM
9'9" x 15'4" (2.98m x 4.68m)
Two double velux windows with built in blinds overlooking the front elevation, laminate flooring, inset spotlights and an opening providing access into the kitchen.

ANNEX KITCHEN
10'3" x 4'3" (3.14m x 1.31m)
Range of base units with laminate work surface over, 1 1/2 stainless steel sink and drainer, plumbing for a washing machine and space for a small fridge. Strip lighting, laminate flooring and solid wooden door providing access to a storage cupboard and further door to an external staircase with UPVC double glazed door at the bottom leading out to the back of the garage.

OUTSIDE
The property is access from the front via electric double cast iron gates onto a large block paved driveway with power socket sweeping around the side of the property providing off road parking for several vehicles with electric charging point and leading to the integral double garage. There is a block paved pathway round the back of the garage providing access to the annex. To the rear are two double outside power sockets, an Indian stone paved patio area, perfect for entertaining and dining purposes and a pathway leading past superb manicured borders with a larger than average attractive garden surrounded by timber panelled surround fences.



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.

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.