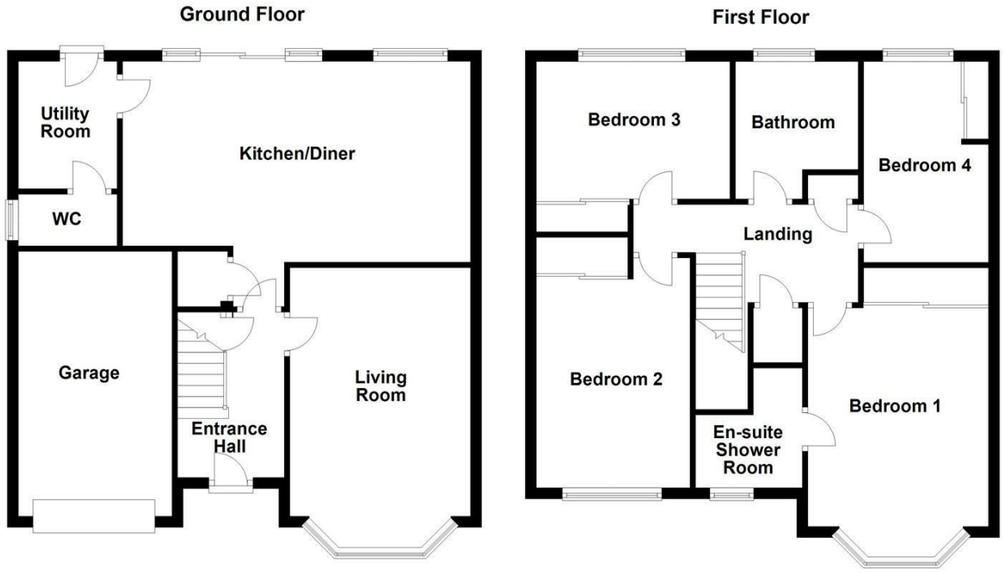
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



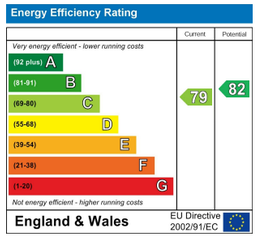
15 Malvern Mews, Wakefield, WF1 2FB

For Sale Freehold £469,950

A superb opportunity to purchase this four bedroom detached family home, situated on a modern and well regarded development overlooking the park to the front. The property benefits from off street parking, a detached garage and well proportioned living accommodation throughout.

The ground floor comprises a spacious living room with bay window to the front aspect, a contemporary fitted kitchen diner with integrated appliances, a separate utility room, a downstairs WC, and two useful storage cupboards, completing the ground floor accommodation. To the first floor, the landing provides access to four double bedrooms and a modern three piece house bathroom, along with an additional storage cupboard housing the fixed shower. Bedrooms two and three benefit from fitted wardrobes, while the principal bedroom enjoys its own en suite shower room. Externally, the property features a double width tarmac driveway providing off road parking and leading to an integral garage with electric up-and-over door, power, and lighting. The front garden is mainly laid to lawn with an attractive paved seating area overlooking the park. A recessed porch with external lighting and a paved pathway to the side leads via a timber gate to the enclosed rear garden. The rear garden offers a large paved patio area ideal for al fresco dining, two timber sheds, a well maintained lawn, and a further paved seating area to the rear, with planted borders and timber fencing to all sides, creating a private and enclosed outdoor space.

The property is well located for local amenities, reputable schools, and regular public transport links to Wakefield city centre. The M1 motorway is within easy reach, making this an ideal home for commuters. Early viewing is highly recommended to fully appreciate the quality and position of this impressive family home.



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.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door into the entrance hall. The entrance hall has a staircase with handrail leading up to the first floor landing, with three doors providing access to the living room, the kitchen diner, and the under stairs storage cupboard. There is a central radiator and LVT flooring.

LIVING ROOM
10'9" x 16'6" (max) x 14'10" (min) (3.28m x 5.04m (max) x 4.54m (min))
There is a walk in bay window with UPVC double glazed windows overlooking the front aspect and a central heating radiator.

KITCHEN DINER
20'10" x 11'11" (max) x 10'11" (min) (6.37m x 3.64m (max) x 3.34m (min))
The kitchen diner features a range of wall and base high gloss units with chrome handles, laminate work surfaces, and upstanding tiled splashbacks, 1½ stainless steel single drainer sink with mixer tap, four ring gas hob with glass splashback and chrome cooker hood above, integrated AEG oven and grill, integrated AEG microwave above, integrated fridge, separate 50/50 integrated freezer below and an integrated full size Bosch dishwasher. UPVC double glazed windows overlook the rear garden, with UPVC double glazed sliding patio doors and panel windows to either side, central heating radiator, laminate flooring throughout, inset spotlights to the ceiling, a storage cupboard with fixed shelving, and a door leading to the separate utility room.

UTILITY ROOM
5'10" x 7'6" (1.78m x 2.31m)
Fitted with wall and base high gloss units, laminate work surfaces, laminate upstands, and tiled splashbacks, stainless steel sink with mixer tap, plumbing for a washing machine under the counter, and space for a tumble dryer. Inset spotlights, wall mounted extractor fan, laminate flooring, a composite rear entrance door to the garden, and a door leading to the downstairs WC.

DOWNSTAIRS W.C.
3'1" x 5'10" (0.94m x 1.78m)
Comprising a low flush WC, wall hung wash basin with mixer tap, tiled splashback, central radiator, UPVC double glazed frosted window to the side, and a wall mounted extractor fan.

FIRST FLOOR LANDING
Loft access, central heating radiator, seven doors lead to four bedrooms, the house bathroom, a storage cupboard with shelving, and the airing cupboard.

BEDROOM ONE
10'9" x 14'6" (max) x 12'11" (min) (3.28m x 4.43m (max) x 3.95m (min))
UPVC double glazed bay window to the front, central heating radiator, fitted double wardrobe with sliding doors, and a door providing access to the en suite shower room.

EN SUITE SHOWER ROOM
6'5" x 7'2" (max) x 4'3" (min) (1.97m x 2.20m (max) x 1.31m (min))
Comprising a three piece suite including a low flush WC, wall mounted wash basin with mixer tap and vanity unit, half timber clad walls with dado rail, chrome heated towel radiator, and enclosed shower cubicle with bi fold glass doors and mixer shower. Fully tiled shower area, inset spotlights, extractor fan, and UPVC double glazed frosted window to the front elevation.

BEDROOM TWO
13'2" x 9'2" (4.02m x 2.81m)
UPVC double glazed window overlooking the front elevation, central heating radiator, and fitted double wardrobe with sliding doors.

BEDROOM THREE
7'11" x 11'8" (2.42m x 3.56m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, and fitted double wardrobe with sliding doors.

BEDROOM FOUR
7'5" x 12'1" (2.28m x 3.69m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, and fitted double wardrobe with sliding doors.

BATHROOM
7'11" x 8'0" (max) x 5'10" (min) (2.42m x 2.44m (max) x 1.78m (min))
Comprising a three piece suite including a panelled bath with glazed screen, mixer taps, and shower over, fully tiled walls around the bath, low flush WC, wall hung wash basin with mixer tap, vanity mirror, shaver socket point, chrome heated towel radiator, UPVC double glazed frosted window overlooking the rear elevation, inset spotlights, extractor fan.

OUTSIDE
To the front of the property is a double tarmacadam driveway providing ample off road parking, leading to an integral single garage with electric up-and-over door, power, and lighting. There is an attractive lawned garden with a paved seating area overlooking the park and an electric vehicle charging point. A recessed porch benefits from inset spotlighting. The enclosed rear garden is accessed via a timber gate and offers low maintenance pebbled areas, two timber sheds, and a large paved patio ideal for outdoor dining. The garden further features a lawn with railway sleeper steps, additional paved seating areas, planted borders, timber fencing to all sides.

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.

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.