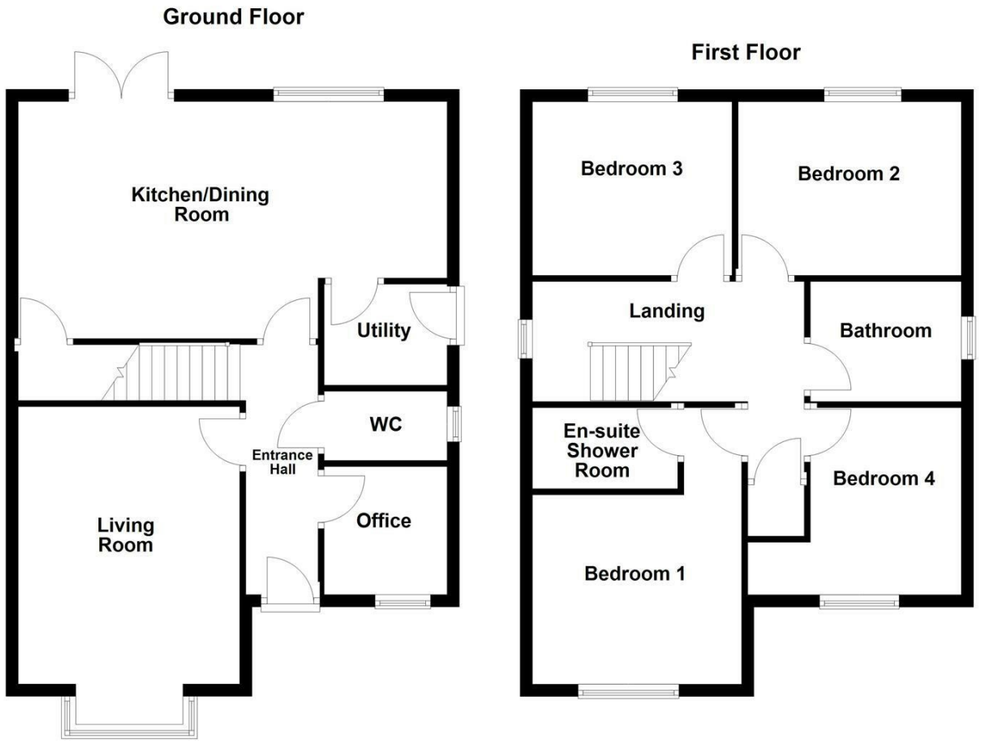
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 9 Tree Top Drive, City Fields, Wakefield, WF3 4GJ

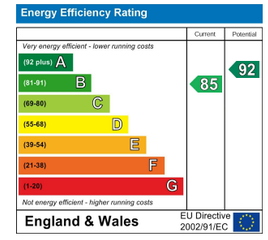
## For Sale Freehold Offers Over £390,000

Situated on this modern development is this superbly presented four bedroom detached family home benefitting from well proportioned accommodation, driveway with garage and an enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, office, living room, w.c., modern fitted kitchen/dining room and separate utility room. The first floor landing leads to four bedrooms (main with en suite shower room) and four piece house bathroom. Outside to the front is a lawned garden and driveway for several vehicles leading to the single garage with electric car charging point. To the rear is an enclosed landscaped garden, predominantly laid to lawn with a paved patio area and wood chipped seating area.

The property is ideally located for anyone working in Pinderfields, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.




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
UPVC front entrance door, central heating radiator, stairs to the first floor landing and doors to the living room, office, downstairs w.c. and kitchen/dining room.

### OFFICE
6'10" x 6'7" (2.09m x 2.02m)
Central heating radiator, UPVC double glazed window to the front.

### LIVING ROOM
17'9" x 11'10" (max) x6'4" (min) (5.43m x 3.63m (max) x1.94m (min))
Two central heating radiators, UPVC double glazed box window to the front with built in shutters.

### W.C.
3'4" x 6'10" (1.03m x 2.09m)
Pedestal wash basin with mixer tap and tiled splash back, low flush w.c. UPVC double glazed frosted window to the side and central heating radiator.

### KITCHEN/DINING ROOM
23'3" x 9'4" (max) x 9'8" (min) (7.11m x 2.87m (max) x 2.97m (min))
Range of modern shaker style wall and base units with laminate work surface over, central island with matching work surface and base units. 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood. Integrated wine cooler, integrated dishwasher and integrated fridge/freezer. Door to the utility, column central heating radiator, understairs storage, spotlight, UPVC double glazed window and a set of UPVC double glazed French doors with built in blinds to the rear.

### UTILITY
6'10" x 5'4" (2.09m x 1.65m)
Range of modern shaker style units with laminate work surface over incorporating space and plumbing for a washing machine and tumble dryer. Composite side door, spotlights, extractor fan, central heating radiator and matching cupboard housing the boiler.

### FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side, central heating radiator, storage cupboard and doors to four bedrooms and house bathroom.

### BEDROOM ONE
11'3" x 13'3" (max) x 10'5" (min) (3.45m x 4.06m (max) x 3.2m (min))
UPVC double glazed window to the front with built in shutters, central heating radiator and door to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
4'3" x 7'9" (1.3m x 2.38m)
Wall mounted wash basin with mixer tap and tiled splash back, shower cubicle with shower head attachment and low flush w.c. Spotlights, extractor fan and chrome ladder style radiator.

### BEDROOM TWO
12'4" x 9'0" (3.76m x 2.75m)
UPVC double glazed window to the rear and central heating radiator.

### BEDROOM THREE
8'11" x 10'8" (2.73m x 3.26m)
UPVC double glazed window to the rear and central heating radiator.

### BEDROOM FOUR
10'5" x 11'1" (max) x 8'5" (min) (3.18m x 3.4m (max) x 2.57m (min))
UPVC double glazed window to the front and central heating radiator.

### BATHROOM/W.C.
6'6" x 8'2" (2.0m x 2.51m)
Low flush w.c., panelled bath with mixer tap, shower cubicle with overhead shower attachment, wall mounted wash basin with mixer tap and tiled splash back. UPVC double glazed frosted window to the side, spotlights, extractor fan and chrome ladder style radiator.

### OUTSIDE
To the front is a lawned garden and driveway providing off road parking for several vehicles leading to the single garage with up and over door, power, light and electric car charging point. To the rear is a landscaped garden with power outlets incorporating lawned areas with planted beds, paved and wood chipped seating area, fully enclosed by timber fencing.

### 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.

### 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.