



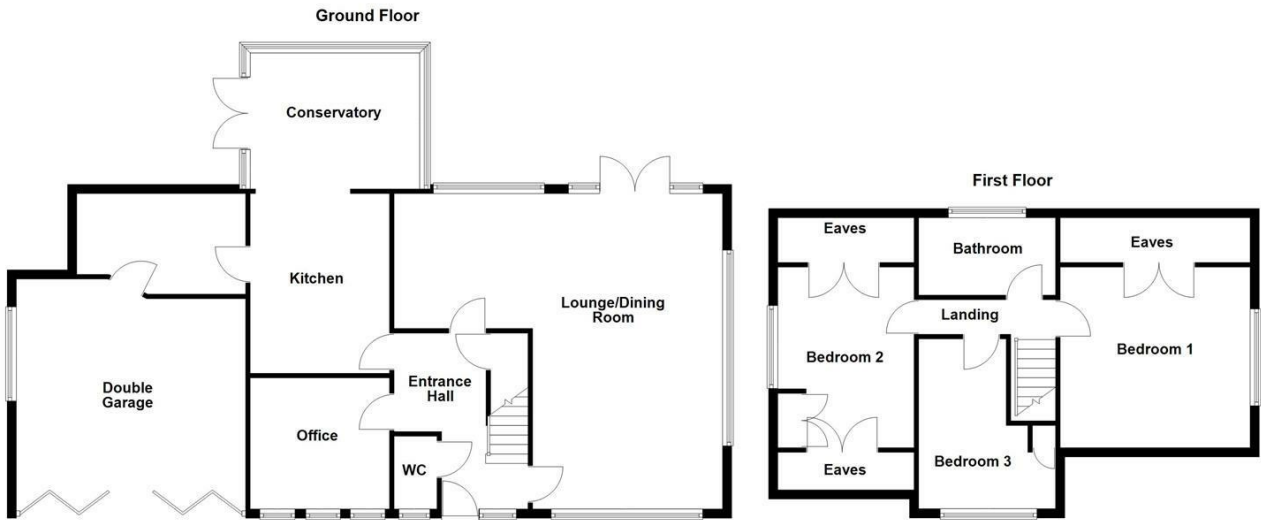
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

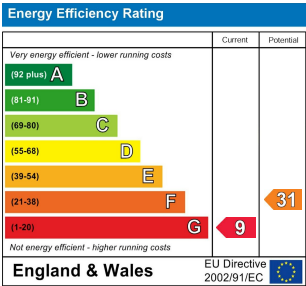


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



5 The Walled Garden, Woolley, WF4 2JW

For Sale Freehold £500,000

This beautifully presented three bedroom detached family residence occupies a substantial plot within the original walled garden, offering generous outdoor space, landscaped gardens to all four sides, and an impressive driveway leading to an integral double garage.

Upon entering, the spacious hallway leads to a well-proportioned living/diner, office, a conservatory, and a generously sized fitted kitchen with integrated appliances. Additional features include an understairs storage cupboard and a convenient downstairs WC. The first-floor landing serves three good-sized bedrooms, each fitted with a range of wardrobes. A well-appointed five-piece house bathroom completes the accommodation. The property is approached via a sweeping tarmac driveway bordered by manicured lawns and established planting. A recessed porch with sensor-controlled lighting provides a welcoming entrance. The driveway continues to the side, offering additional off road parking and direct access to the garage. The property boasts extensive gardens with three patio areas, lawned sections, mature planted borders, and an allotment-style bed, complemented by three timber storage sheds. The gardens wrap seamlessly around the property, connecting the front and rear outdoor spaces while maintaining a sense of privacy and maturity.

This desirable home is ideally located close to local schools, everyday amenities, and excellent transport links. Regular bus services provide easy access to Wakefield city centre, while the nearby M1 motorway connects to surrounding towns and further afield destinations.

Homes of this calibre, particularly within such a unique and historic setting, are seldom available and highly sought after. Early viewing is strongly recommended.



ACCOMMODATION

ENTRANCE HALL

Solid wooden front door into the entrance hall, three frosted timber single glazed windows to the front, stairs to the first floor landing, central heating radiator. Doors to downstairs W.C., lounge/dining room, office, kitchen and an understairs storage cupboard.

LOUNGE/DINING ROOM

13'1" x 23'6" [max] x 21'8" [min] [3.99m x 7.17m [max] x 6.61m [min])
Three UPVC double glazed windows to the front, side and rear, UPVC double glazed French doors to the rear, three central heating radiators, coving to the ceiling, serving hatch to the kitchen, open grate fireplace with marble hearth, marble tier and wooden mantle surround.



DOWNSTAIRS W.C.

6'8" x 5'1" [2.04m x 1.55m]

Timber single glazed window to the front, fully tiled walls. Low flush W.C., wash basin with mixer tap set into high gloss vanity cupboards.

OFFICE

9'11" x 9'5" [3.04m x 2.88m]

Timber single glazed window to the front, central heating radiator, coving to the ceiling.

KITCHEN

9'10" x 12'9" [3.01m x 3.91m]

Opening to the conservatory and door to the utility room, spotlights, serving hatch to the dining room. Fitted with a range of wall and base units with laminate work surfaces, tiled splashbacks, integrated oven and grill with microwave above, separate four-ring Neff induction hob with cooker hood, stainless steel 1½ bowl sink/drainers with mixer tap, kick heater, integrated fridge/freezer, integrated full-size Neff dishwasher,

CONSERVATORY

9'6" x 12'1" [2.91m x 3.70m]

UPVC double glazed windows to three sides, French doors to the rear garden, wall mounted electric heater and ceiling fan.



UTILITY ROOM

12'1" x 7'1" [max] x 5'9" [min] [3.70m x 2.18m [max] x 1.76m [min]]

UPVC double glazed window to the rear, UPVC double glazed door to the rear garden, door to integral garage. A range of wall and base units with laminate work surface, fully tiled walls, plumbing and drainage for washing machine, stainless steel sink/drainers with mixer taps.

DOUBLE INTEGRAL GARAGE

16'5" x 18'1" [max] x 16'7" [min] [5.02m x 5.52m [max] x 5.08m [min]]

Bi-folding timber doors, frosted window to the side.

FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'5" x 12'11" [4.09m x 3.95m]

UPVC double glazed window to the side, central heating radiator, double doors providing access into the eaves, a range of fitted wardrobes to one wall.



BEDROOM TWO

10'0" x 12'10" [3.05m x 3.93m]

Timber double glazed window to the side, central heating radiator, double doors providing access into the eaves, fitted double wardrobe and drawers.



BEDROOM THREE

11'6" x 9'7" [max] x 6'3" [min] [3.53m x 2.94m [max] x 1.92m [min]]

UPVC double glazed window to the front, loft access, fitted single wardrobe.

BATHROOM

5'5" x 9'7" [1.67m x 2.93m]

UPVC double glazed window to the rear, central heating radiator with chrome towel rail surround, fully tiled walls, wall mounted electric heated. Fitted with a five piece suite comprising a panelled bath with mixer tap and

shower attachment, low flush W.C., wash basin with mixer tap set into a laminate work surface with vanity cupboards below, enclosed shower cubicle with bi-folding glass door and electric shower.



OUTSIDE

Externally, a sweeping tarmac driveway provides ample off road parking with planted borders and lawned garden. The driveway continues to the side of the integral double garage with further parking. A paved pathway leads to a split-level patio area, ideal for outdoor dining, with a timber shed, lawn garden, allotment-style bed, and two further sheds. A solid brick wall encloses the main patio from the conservatory. The attractive long garden features planted, manicured borders, the original solid rear wall, and a further paved patio outside the French doors from the lounge, with a pathway and planted borders extending across the garden.



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.

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.