



WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



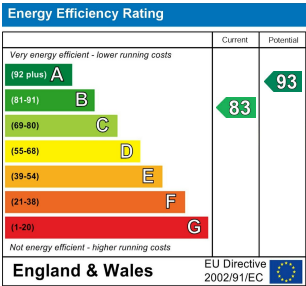
Total area: approx. 109.7 sq. metres (1180.4 sq. feet)

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.



9 Hoult Court, Wakefield, WF1 2ZJ

For Sale Freehold Offers Over £400,000

Deceptive from the main roadside, this superbly appointed and spacious four bedroom executive detached home enjoys beautifully landscaped gardens, NHBC guarantee, four SANNCE CCTV cameras, a Yale alarm system and an excellent position.

Finished to a high standard throughout, the accommodation briefly comprises an inviting entrance hall, a stunning contemporary kitchen with breakfast and dining area, rear lobby/utility space, downstairs WC, and a spacious lounge. To the first floor are four well proportioned bedrooms, with the principal bedroom benefiting from a modern en suite shower room, alongside a stylish family bathroom. Externally, the property offers a small flagged frontage leading to the entrance door, with additional garden areas to both sides. To the right hand side is a beautifully landscaped garden featuring a lawn and attractive paved grey porcelain slab terrace, ideal for outdoor entertaining and relaxation. To the rear, there is access to a double tarmacadam driveway providing off road parking and leading to a single detached garage with up-and-over door.

Ideally located close to a range of local amenities including shops, schools, bus routes, and eateries, the property also offers excellent access to the motorway network, making it perfect for commuters.

A fantastic home, ideal for professional couples, families, or those looking to downsize. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A side entrance door with glazed side panel leads into the entrance hallway, having radiator, stairs rising to the first floor landing, under-stairs storage cupboard, and doors leading to the living room and open plan contemporary kitchen breakfast dining room.

LIVING ROOM

11'0" x 20'3" [3.37m x 6.18m]

A spacious reception room having two sets of UPVC double glazed windows to the side overlooking the garden, additional UPVC double glazed window to the front elevation, and two radiators.



OPEN PLAN KITCHEN DINING ROOM

11'8" x 20'4" [3.57m x 6.20m]

Fitted with a range of white gloss wall and base units with work surfaces over incorporating a 1 1/2 stainless steel sink with drainer. Integrated appliances include dishwasher, oven, grill, fridge freezer, and four-ring electric hob with extractor above. Having tiled floor, two radiators, flush fitting LED spotlights, UPVC double glazed window to the front, and two

UPVC double glazed windows to the side elevation. Door leads to the utility room.



UTILITY

Having integrated washing machine, work surface, fitted units, tiled floor, rear access door, and door leading to the downstairs WC.

DOWNSTAIRS W.C.

Comprising low flush WC, pedestal wash basin, tiled floor, tiled splashback, radiator, extractor fan, and frosted window to the side elevation.

FIRST FLOOR LANDING

Having radiator, loft access, airing cupboard, and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE

11'5" x 11'11" [3.48m x 3.64m]

Fitted with bespoke double wardrobes beside the bed recess, radiator, UPVC double glazed window to the side elevation, and door leading to the en-suite shower room.



EN SUITE SHOWER ROOM

6'5" x 6'0" [1.96m x 1.84m]

Comprising low flush WC, pedestal wash basin, shower cubicle with mixer shower, fully tiled walls and floor, radiator, and UPVC double glazed frosted window to the rear elevation.

BEDROOM TWO

11'3" x 10'5" [3.44m x 3.19m]

Having radiator and UPVC double glazed window to the side elevation.



BEDROOM THREE

8'8" x 9'3" [max] x 7'3" [min] [2.65m x 2.82m [max] x 2.22m [min]]

Dual aspect room with UPVC double glazed windows to the front and side elevations, and radiator.



BEDROOM FOUR

9'3" x 8'5" [2.83m x 2.59m]

Dual aspect room with UPVC double glazed windows to the front and side elevations, and radiator.

HOUSE BATHROOM

5'7" x 7'5" [1.71m x 2.27m]

Comprising low flush WC, pedestal wash basin, panelled bath with mixer shower over, tiled surround to the bath area, tiled floor, radiator, and UPVC double glazed frosted window to the front elevation.



OUTSIDE

To the front of the property is a small lawned garden area with grey porcelain paved pathway and planted borders. To the side is a beautifully landscaped enclosed garden with two lawned areas and feature grey porcelain paved terrace, ideal for entertaining. To the rear is a double tarmacadam driveway providing off road parking for two vehicles and leading to a detached garage with up-and-over door, light, power, and outside tap.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"What we like about it is the actual large secluded patio area. We like the character of the Yorkshire Stone brickwork and surrounding walls around the house. The lounge area has plenty of natural light and the kitchen is bright with 3 windows offering a spacious feel."

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.