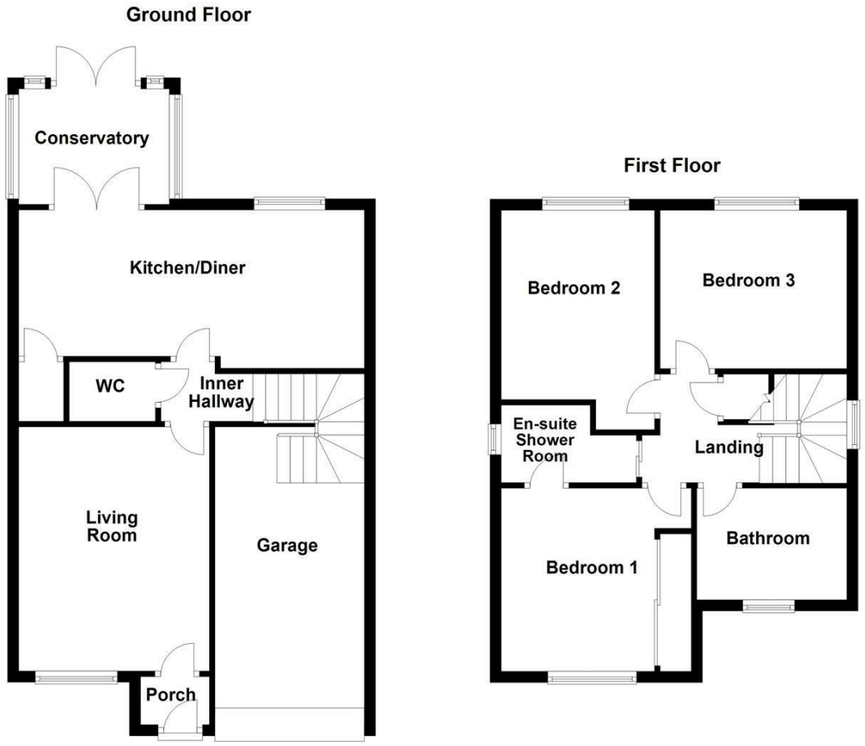
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



7 Wool Chase, Wakefield, WF2 8FP

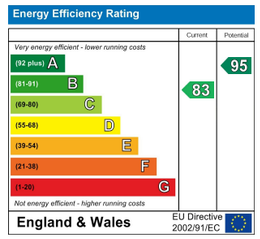
For Sale Freehold £300,000

Superbly appointed throughout, this impressive three-bedroom detached family home offers spacious and contemporary living accommodation, ideally located along the main roadside with a beautifully landscaped rear garden.

The property benefits from double glazing and gas central heating throughout. The well-designed layout comprises an entrance porch, a welcoming living room, an inner hallway, a downstairs WC, and a stylish open-plan kitchen and dining area leading through to a bright conservatory overlooking the garden. To the first floor, a staircase leads to three generous double bedrooms. The principal bedroom features an en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Externally, the property enjoys an attractive front garden with a tarmacadam driveway providing off-street parking and access to the garage with an up-and-over door. The rear garden is beautifully landscaped with low-maintenance Astroturf, Indian stone paving, and a raised timber decking area—ideal for outdoor entertaining and relaxation.

Perfectly positioned close to local amenities including shops, schools, and regular bus routes, the home also offers convenient access to the motorway network.

This is a truly desirable home, ideal for professional couples or families seeking an attractive and well-connected property. Early viewing is 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 PORCH
Central heating radiator, stairs leading through to the living room.

LIVING ROOM
15'6" x 11'1" (4.73m x 3.40m)
UPVC double glazed window to the front, central heating radiator, door into the hallway.

HALLWAY
Central heating radiator, stairs to the first floor landing. Doors to the kitchen/diner and the downstairs W.C..

DOWNSTAIRS W.C.
3'6" x 4'11" (1.07m x 1.52m)
Central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with tiled splashback.

KITCHEN/DINER
20'4" x 8'7" (6.21m x 2.64m)
UPVC double glazed window to the rear, UPVC double glazed French doors to the conservatory, central heating radiator, door to an understairs storage cupboard. A range of contemporary grey gloss wall and base units with matching work surfaces over. It incorporates a one-and-a-half bowl sink and drainer, integrated dishwasher, integrated washing machine, oven and grill, touch-screen four-ring electric hob with stainless steel splashback and extractor hood above, and integrated fridge and freezer.

CONSERVATORY
6'4" x 8'11" (1.95m x 2.74m)
UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING
UPVC double glazed window to the side, central heating radiator, loft access, airing cupboard. Doors to three bedrooms and the house bathroom.

BEDROOM ONE
11'1" x 10'7" (3.39m x 3.24m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding mirrored doors. Door to an en suite shower room.

EN SUITE SHOWER ROOM
4'5" x 4'11" (1.37m x 1.52m)
Frosted UPVC double glazed window to the side, central heating radiator, fully tiled floor, tiled splashback. Low flush W.C., pedestal wash basin, shower compartment with mixer shower and rain shower attachment.

BEDROOM TWO
9'3" x 12'5" (2.82m x 3.81m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
9'4" x 10'11" (2.85m x 3.33m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
7'2" x 9'0" (2.20m x 2.75m)
Frosted UPVC double glazed window to the front, chrome heated towel radiator, fully tiled. Comprises a low flush W.C., wash basin with pedestal, and panelled bath with mixer shower over.

OUTSIDE
To the front, there is a tarmac driveway providing off-street parking leading to a garage with up-and-over door. To the rear, there is a landscaped rear garden incorporating an Indian stone patio, Astroturf lawn area, and a feature raised timber-framed decking which is covered, incorporating a bar area and seating space — a fantastic garden ideal for entertaining purposes.

COUNCIL TAX BAND
The council tax band for this property is D.

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.