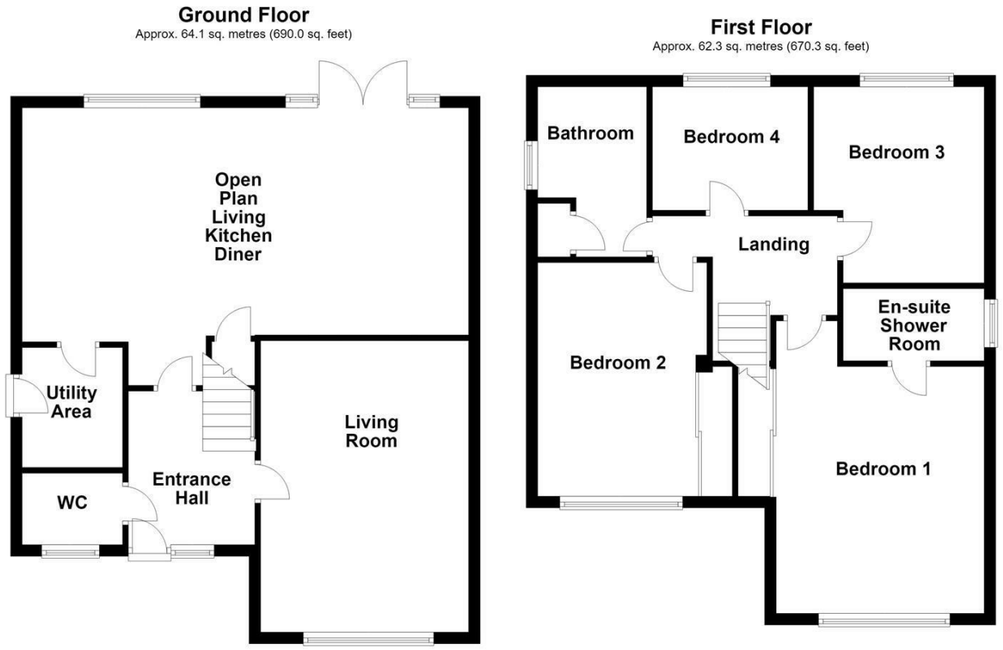


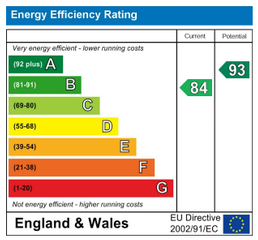
Total area: approx. 126.4 sq. metres (1360.3 sq. feet)

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.

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

2 Rosedale Court, Wakefield, WF1 4FX

For Sale Freehold £500,000

Occupying a tucked away position within this modern development is this executive four bedroom detached family home with attractive enclosed rear garden, ample off road parking and a detached double garage. Finished to a high standard throughout, this superb home offers spacious and versatile accommodation, making it ideal for modern family living.

The accommodation briefly comprises a welcoming entrance hall with access to a spacious living room, a downstairs WC and an impressive open plan living kitchen diner. The contemporary kitchen is fitted with a range of integrated appliances and enjoys French doors opening onto the rear garden, together with a useful understairs storage cupboard and a separate utility room. To the first floor, the landing provides access to four well proportioned bedrooms and a stylish three piece family bathroom. The principal bedroom benefits from fitted wardrobes with mirrored sliding doors and a modern en suite shower room, whilst bedroom two also enjoys fitted mirrored wardrobes. Externally, the property is approached via an attractive lawned front garden with beautifully maintained planted borders and a paved pathway leading to the covered entrance porch. To the side, a double tarmac driveway provides ample off road parking and leads to the detached double garage, which benefits from power, lighting and houses the solar panel inverter and battery system.
The landscaped rear garden has been thoughtfully designed and features a generous lawn with established planted borders, a paved patio accessed directly from the kitchen diner, and raised allotment style planting beds behind the garage. A further paved seating area beneath a timber pergola creates the perfect setting for al fresco dining and outdoor entertaining. The garden is fully enclosed by timber fencing and further benefits from external lighting and an outside water supply.

Conveniently positioned close to a range of local amenities, well regarded schools and regular bus routes providing easy access to Wakefield city centre, the property also enjoys excellent access to the M1 and M62 motorway networks, making it particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate the exceptional accommodation, generous plot and superb family lifestyle this outstanding home has to offer.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall, which has a frosted UPVC double glazed window overlooking the front aspect and a central heating radiator. Doors provide access to the kitchen diner, downstairs WC and living room, while a staircase with handrail leads to the first floor landing.

LIVING ROOM
11'10" x 16'6" (3.61m x 5.04m)
A UPVC double glazed window overlooking the front aspect and a central heating radiator.

W.C.
5'8" x 4'0" (1.74m x 1.24m)
Fitted with a low flush WC and wall mounted wash basin with mixer tap and tiled splashback. The room also benefits from fully tiled flooring, a central heating radiator and a frosted UPVC double glazed window overlooking the front aspect.

OPEN PLAN LIVING KITCHEN DINER
15'10" x 25'1" (4.84m x 7.66m)
A spacious open plan kitchen, dining and living area fitted with a range of shaker style wall and base units with quartz work surfaces and matching upstands. There is a stainless steel sink and drainer with a swan neck mixer tap. Integrated appliances include a full size Bosch dishwasher, AEG twin oven and grill, separate AEG four ring gas hob with quartz splashback and curved glass extractor hood above, together with a fridge freezer. Further features include pull out pantry cupboards and drawers, a fully tiled floor, two central heating radiators and downlights fitted beneath the wall cupboards. Two doors provide access to the under stairs storage cupboard, which also has fully tiled flooring. UPVC double glazed French doors open onto the landscaped rear garden, with a UPVC double glazed side panel and a further UPVC double glazed window overlooking the same aspect. A door provides access into the separate utility room.

UTILITY ROOM
6'7" x 5'8" (2.01m x 1.74m)
Fitted with a range of wall and base units with quartz work surfaces and matching upstands, incorporating a stainless steel sink with swan neck mixer tap. There is plumbing and drainage for a washing machine and space for a tumble dryer beneath the work surface. The room also benefits from fully tiled flooring, a central heating radiator and a composite door leading to the side aspect. The regular boiler is housed within one of the cupboards.

FIRST FLOOR LANDING
A central heating radiator and loft access. Doors provide access to four bedrooms and the modern house bathroom.

BEDROOM ONE
15'5" x 11'10" (4.72m x 3.62m)
A UPVC double glazed window overlooking the front elevation, central heating radiator and fitted double wardrobe with mirrored high gloss sliding doors. A further door provides access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'0" x 8'3" (1.24m x 2.53m)
Fitted with a modern three piece suite comprising a large enclosed shower cubicle with sliding glass doors, mixer shower and fully tiled walls, wall mounted wash basin with mixer tap and vanity mirror above, and low flush WC. The room also benefits from fully tiled flooring, a wall mounted chrome heated towel rail, shaver socket, extractor fan and a frosted UPVC double glazed window overlooking the side elevation.

BEDROOM TWO
13'2" x 9'2" (4.02m x 2.80m)
A UPVC double glazed window overlooking the front elevation, central heating radiator and fitted double wardrobe with mirrored high gloss sliding doors.

BEDROOM THREE
9'7" x 10'11" (2.94m x 3.34m)
A UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BEDROOM FOUR
7'6" x 9'1" (2.29m x 2.79m)
A UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM/W.C.
5'9" x 10'9" (1.76m x 3.30m)
Fitted with a modern three piece suite comprising a panelled bath with chrome mixer tap, separate mixer shower and folding glass shower screen, wall mounted wash basin with mixer tap and vanity mirror above, and low flush WC. The bathroom benefits from fully tiled walls around the bath, fully tiled flooring, chrome heated towel rail, wall mounted shaver socket, extractor fan and a frosted UPVC double glazed window overlooking the side elevation. A door provides access into the airing cupboard.

OUTSIDE
To the front of the property is an attractive lawned garden with planted borders and a paved pathway leading to a covered entrance porch. To the side is a double width tarmac driveway providing ample off road parking and leading to the detached double garage. A timber gate from the driveway provides access into the landscaped rear garden. A paved patio area sits directly outside the French doors from the kitchen and overlooks a generous lawned garden with planted borders to two sides. Behind the detached garage are allotment style planting beds and a further paved patio area beneath a timber pergola. The garden is fully enclosed by timber panel fencing.

DETACHED DOUBLE GARAGE
18'6" x 18'5" (5.64m x 5.63m)
A manual up-and-over door, power and lighting. The battery serving the solar panel system is also housed within the garage.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
" We have thoroughly enjoyed living in this wonderful family home. The spacious layout, open-plan kitchen and generous garden have been perfect for family life, entertaining and making lasting memories. Our children have loved having so much outdoor space to play football, explore and even camp in the garden during the summer. Some of our favourite moments have been enjoying family meals under the pergola lights on warm evenings with family and friends.
The neighbourhood is peaceful and friendly, with excellent schools, local amenities and transport links close by. It has been a fantastic place to call home, and we hope the next owners will enjoy it as much as we have. "

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.