



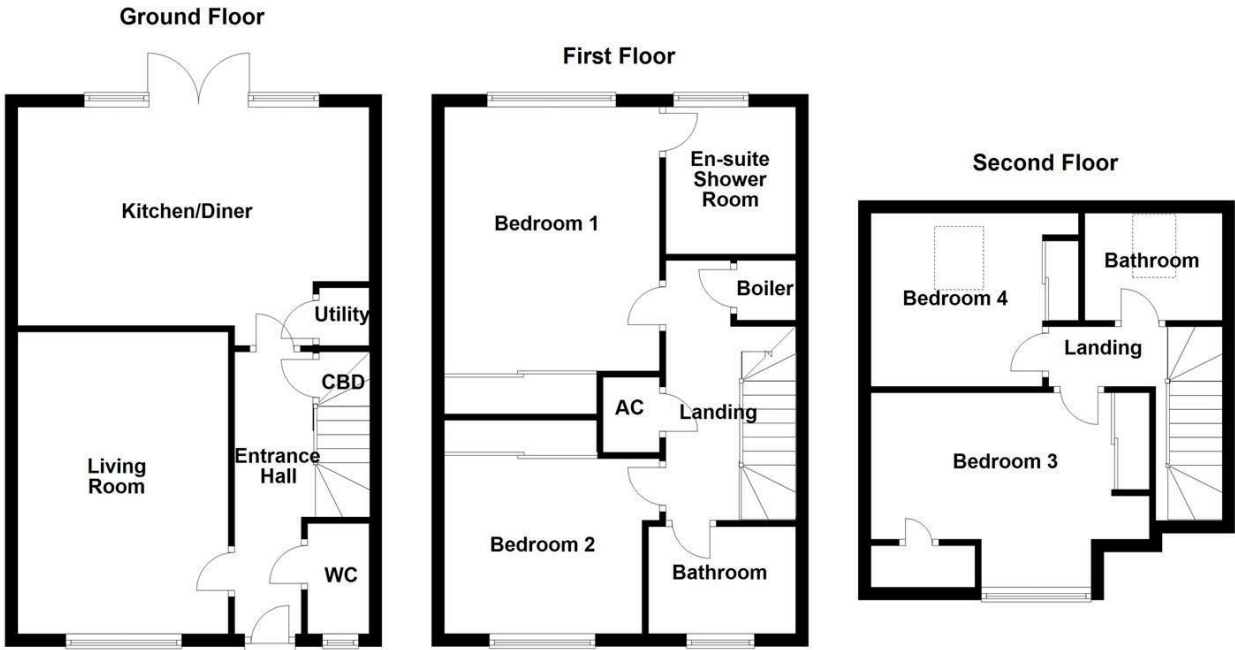
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

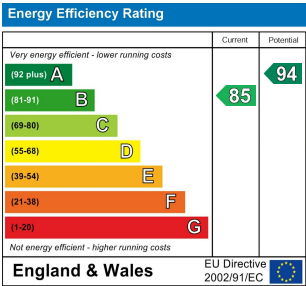


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Cartwright Drive, Wakefield, WF1 3FG

For Sale Freehold £395,000

Enjoying a secluded position and superbly appointed throughout, offering spacious living accommodation over three levels and originally built by Redrow is this stunning semi detached house with four bedrooms. Benefiting from double glazing and gas central heating.

The accommodation fully comprises entrance hallway, lounge, downstairs w.c., contemporary kitchen diner, first floor landing, principal bedroom with en suite shower room/w.c., bedroom two, house bathroom/w.c. and to the second floor are two further bedrooms and an additional bathroom/w.c. There is a Porcelain tiled front garden and side pathway, whilst to the rear there is an 50mm artificial grass incorporating feature Porcelain stone terrace patio. In addition there is a timber framed summerhouse with light and power that could be used for a variety of purposes.

Positioned within this modern and attractive development, yet within easy reach of Wakefield city centre, Westgate train station, shops and good schools. There is local access to the motorway network, which is ideal for the commuter wishing to work or travel further afield.

Simply a fantastic home ideal for the growing family and truly deserves an early viewing to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door, feature solid wood 20mm Herringbone floor, staircase to the front floor landing, storage, radiator, doors to the kitchen, lounge and downstairs w.c.

DOWNSTAIRS W.C.

Low flush w.c., wash basin, tiled floor, splashback, radiator, UPVC double glazed frosted window to the front.

LOUNGE

15'3" x 10'11" [4.67m x 3.33m]
Feature solid wood 20mm Herringbone flooring, UPVC double glazed window to the front, radiator.



KITCHEN DINER

18'2" x 12'0" [5.54m x 3.67m]
Contemporary open plan kitchen diner. A range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated dishwasher, integrated chiller unit, integrated AEG double oven and grill, integrated Electrolux fridge freezer, solid oak 20mm Herringbone flooring, UPVC double glazed French doors with windows to either side onto Porcelain terrace patio. Portrait radiator



FIRST FLOOR LANDING

Radiator, doors to the airing cupboard, boiler cupboard, bedrooms and bathroom/w.c.

BEDROOM ONE

11'1" x 13'8" [3.39m x 4.18m]
Contemporary built in wardrobes with sliding doors to one wall, UPVC double glazed window to the rear, radiator, door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

7'8" x 6'9" [2.36m x 2.07m]
Walk in fully tiled double shower with mixer shower, heated chrome towel radiator, low flush w.c., wash basin, Porcelain tiled floor, UPVC double glazed frosted window to the rear.

BEDROOM TWO

9'1" x 11'1" max x 9'11" min [2.77m x 3.40m max x 3.03m min]
UPVC double glazed window to the front, radiator, built in contemporary wardrobes with sliding doors.

HOUSE BATHROOM/W.C.

7'7" x 5'5" [2.33m x 1.67m]
Three piece white suite comprising low flush w.c., wash basin, panelled bath with electric shower and tiled to this area, UPVC double glazed frosted window to the front, heated chrome towel radiator, shaver socket point and feature Porcelain tiled floor.

SECOND FLOOR LANDING

Loft access, doors to two further bedrooms and bathroom/w.c.

BEDROOM THREE

10'0" max x 14'5" max [3.06m max x 4.40m max]
Radiator, UPVC double glazed window to the front, contemporary fitted double wardrobe with sliding doors, access for storage into the eaves.



BEDROOM FOUR

9'0" x 10'9" max x 8'9" min [2.75m x 3.29m max x 2.68m min]
Timber framed double glazed Velux window to the rear, access to storage into the eaves, which is the full length. Radiator and fitted double wardrobe.

BATHROOM/W.C.

6'11" x 5'5" [2.13m x 1.67m]
Panelled bath with mixer shower over and tiled to this area, Porcelain tiled floor, low flush w.c., wash basin with tiled splashback, heated chrome towel radiator, timber framed Velux double glazed window to the rear.

OUTSIDE

Porcelain terrace tiled patio ideal for entertaining with gated access to the side, outside taps, 50mm artificial grass and timber framed summerhouse (planning permission in place), outside power points, CCTV cameras. Fixed storage unit. Sizeable lawned communal garden area with bench adjacent. Off road parking for three vehicles and there is an EV charging point. The front has a feature Porcelain stone path to the front door. Side pathway.

SUMMERHOUSE

9'6" max x 9'8" [2.91m max x 2.96m]
Heated electric panel radiator, double glazed windows to the front and French doors.

PLEASE NOTE

The vendor advises that there is 8 years remaining on the NHBC certificate [2023].

COUNCIL TAX BAND

The council tax band for this property is D.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.