



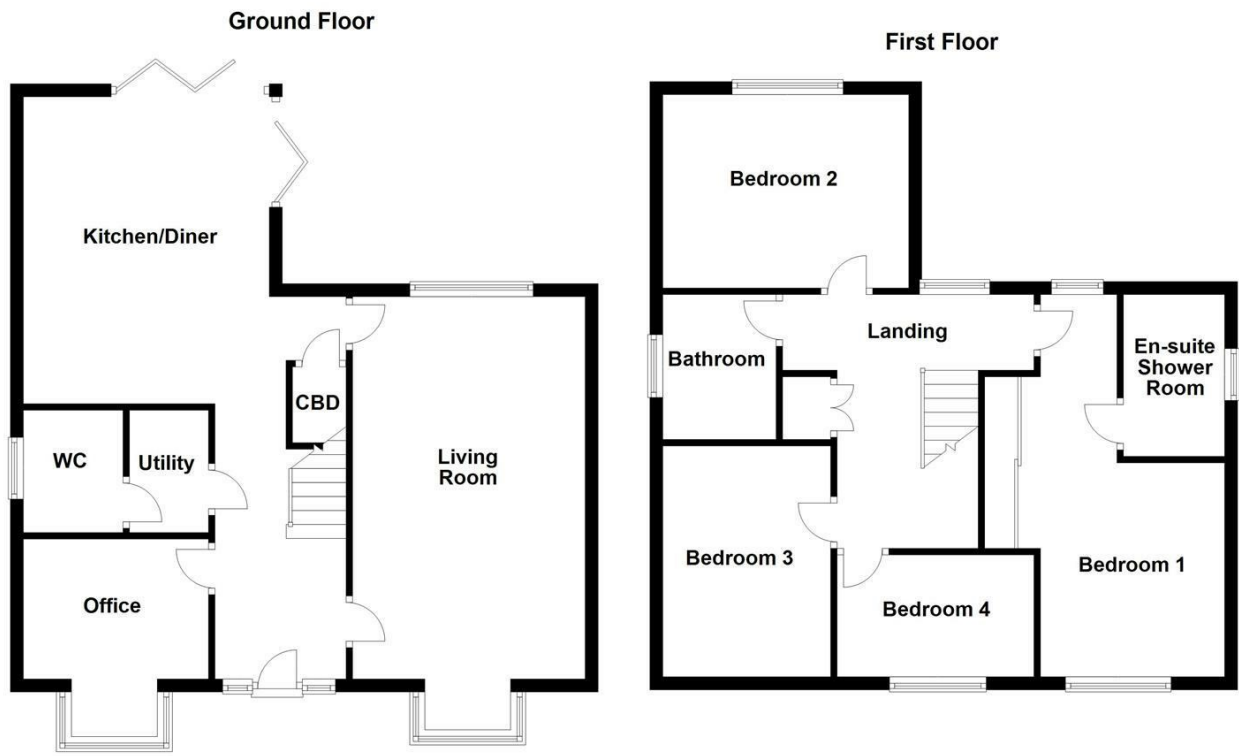
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**1 Cotham Drive, Wakefield, WF2 7FA**

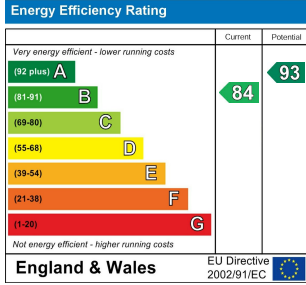
**For Sale Freehold £438,950**

Occupying a tucked away position is this executive detached four bedroom house benefitting from downstairs office, superb modern fitted kitchen with bi-folding doors into the landscaped rear garden, generous off road parking and detached garage.

The property fully comprises of entrance hall, downstairs office, spacious living room, modern fitted kitchen/diner with integrated appliances and utility room, as well as downstairs w.c. To the first floor landing there are four well proportioned bedrooms, with the principal bedroom boasting en suite shower facilities and a modern house bathroom/w.c. Outside to the front there is an attractive lawned front garden with paved pathway. To the side, is a tarmac driveway providing off road parking for up to five vehicles leading to the larger than average single detached garage. To the rear there are two patio areas with summerhouse with double timber doors, (currently utilised as a bar), an attractive lawned garden with central paved pathway, enclosed by timber panelled surround fences.

The property is ideally located for all shops and amenities including walking distance to Chapelthorpe Medical Centre and ASDA Superstore. Main bus routes run to and from Wakefield city centre and J39 of the M1 motorway is only a short drive from the property. For those who enjoy idyllic walks, Pugneys Water Park and Newmillerdam Country Park are only a short distance away.

Well presented throughout and ideal for a range of buyers including the first time buyer or the professional couple. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



**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.

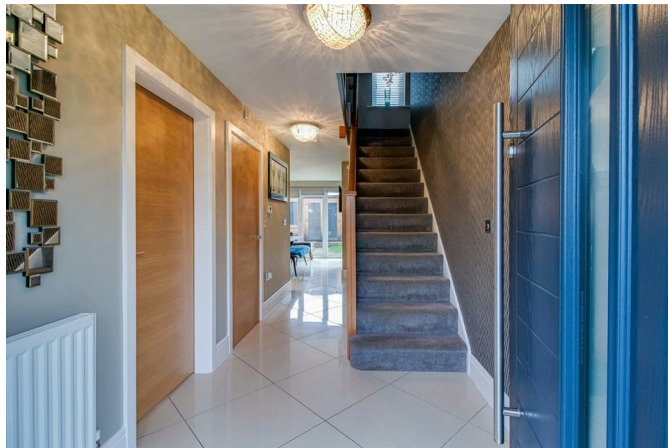
**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## ACCOMMODATION

### ENTRANCE HALL

Fully porcelain tiled floor, two UPVC double glazed windows to either side of the door overlooking the front aspect, central heating radiator, open to the kitchen/diner and doors with chrome handles leading to the living room, office, utility, another door to the living room and understairs storage cupboard with light and fully porcelain tiled floor. Staircase with solid oak handrail and glass balustrade leading to the first floor landing.



### OFFICE

9'3" x 7'0" [min] x 9'8" [max] [2.83m x 2.15m [min] x 2.96m [max]]

Walk in bay window with UPVC double glazed windows overlooking the front aspect, central heating radiator and solid oak floor.

### LIVING ROOM

11'9" x 19'5" [min] x 2'11" [max] [3.60m x 5.92m [min] x 6.67m [max]]

Solid oak floor, walk in bay window with UPVC double glazed windows to the front and window to the rear, two central heating radiator and solid oak. Door with chrome handle leading to the kitchen/diner.



### KITCHEN/DINER

12'5" x 13'10" [3.81m x 4.23m]

Range of wall and base units with granite work surface over and granite upstanding above and tiled splash back. 1 1/2 sink and drainer with swan neck mixer tap, integrated Neff microwave oven, integrated Bosch oven and grill with Neff induction hobs, glass splash back and cooker hood over, integrated fridge/freezer, integrated dishwasher, inset spotlights to the ceiling, extractor fan, bi-folding doors providing access into the rear garden, fully porcelain tiled floor and two central heating radiators. Downlights built into the wall cupboards.

### UTILITY

Range of wall and base units with granite work surface over and granite upstanding above, stainless steel sink with swan neck mixer tap, fully porcelain tiled floor, space and plumbing for a washing machine, extractor fan and door with chrome handle providing access into the downstairs w.c.

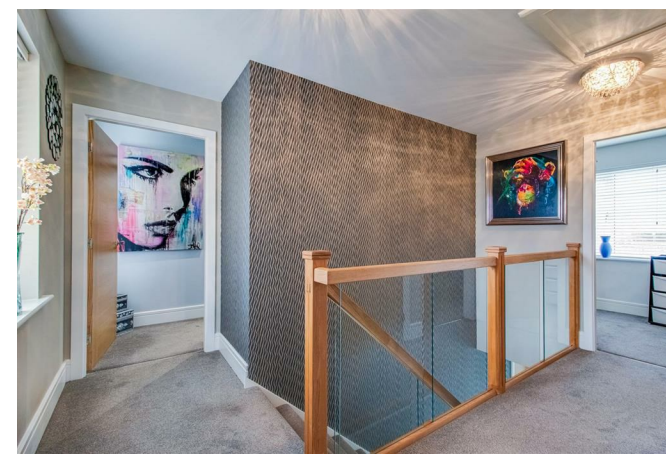
### W.C.

4'10" x 5'4" [1.49m x 1.63m]

Concealed low flush w.c., wall hung wash basin with chrome mixer tap, part tiled walls, fully tiled floor, central heating radiator and UPVC double glazed frosted window to the side aspect. Inset spotlights to the ceiling and extractor fan.

### FIRST FLOOR LANDING

Glass balustrade with solid oak handle, loft access and doors providing access to four bedrooms and the house bathroom. Double door with chrome handles providing access into the boiler cupboard, UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM ONE

9'3" [max] x 4'11" [min] x 19'4" [2.84m [max] x 1.52m [min] x 5.90m]

Central heating radiator, UPVC double glazed windows overlooking the front and rear elevation, built in double wardrobes with sliding doors and inset spotlights to the ceiling. Door with chrome handle providing access into the modern en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

8'2" x 4'9" [2.49m x 1.45m]

Concealed low flush w.c., ceramic wash basin with mixer tap and vanity drawer below, walk in shower cubicle with solid glass shower screen and mixer shower controlled by a touch pad to the wall. Part tiled walls, fully tiled floor, inset spotlights to the ceiling, extractor fan, chrome ladder style radiator, built in cupboard with fixed shelving and UPVC double glazed frosted window to the side elevation.

### BEDROOM TWO

9'9" x 12'6" [2.99m x 3.82m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM THREE

8'11" x 11'8" [2.73m x 3.57m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

### BEDROOM FOUR

6'2" x 9'10" [1.89m x 3.0m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

### BATHROOM/W.C.

6'3" x 7'2" [1.93m x 2.20m]

Three piece suite comprising panelled bath with glass shower screen, flush mixer tap to the wall with mixer shower over, concealed low flush w.c. and ceramic wash basin built into vanity drawer with mixer tap. Part tiled walls, fully tiled floor, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the side elevation.



### OUTSIDE

To the front of the property there is an attractive lawned front garden with paved pathway leading to porch. To the side there is a tarmac driveway providing off road parking for up to five vehicles leading to the larger than average single detached garage with manual up and over door. A paved pathway with low maintenance slate edges leads to a timber gate accessing the enclosed rear garden. Within the rear garden there are two patio areas with summerhouse with double timber doors, (currently utilised as a bar), an attractive lawned garden with central paved pathway, enclosed by timber panelled surround fences.



### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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.