



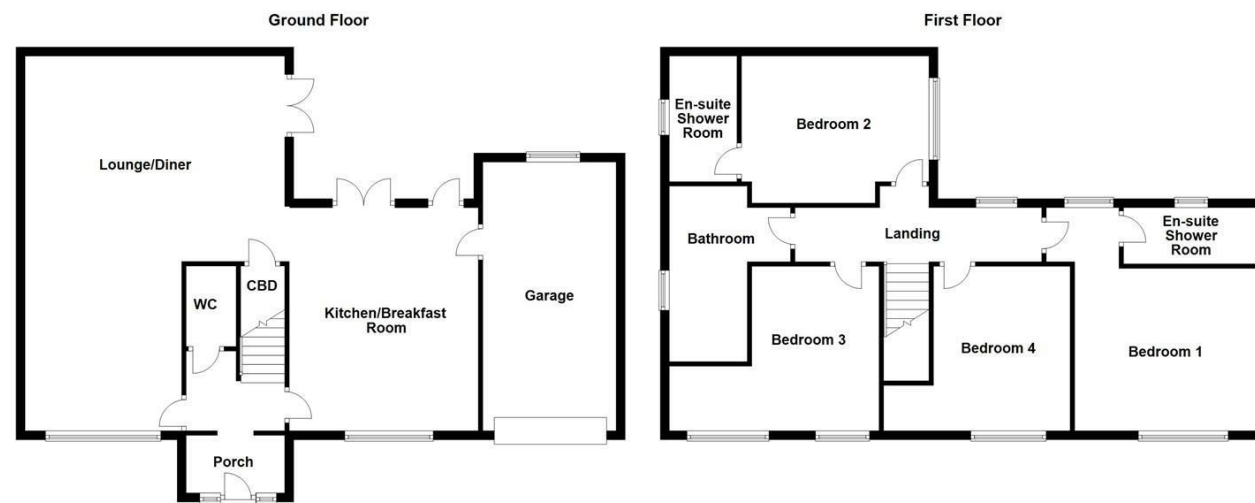
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01924 260 022

NORMANTON  
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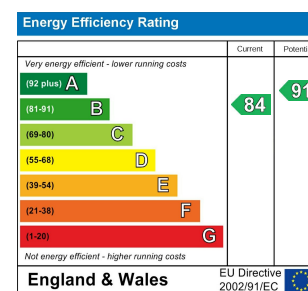
## 503a Denby Dale Road West, Calder Grove, Wakefield, WF4 3AA

For Sale Freehold £450,000

Constructed to the latest standards of thermal efficiency, this high specification detached house has a gas fired central heating system and underfloor heating to the ground floor.

Approached via a welcoming entrance porch that leads through into a central reception area leading into the living area and dining area. The ground floor is completed by a large kitchen fitted with an extensive range of high quality units incorporating integrated appliances. A connecting door leads through into the adjoining garage. To the first floor, there are a total of four well proportioned bedrooms, two having en suite facilities, in addition to a four piece family bathroom. Outside, the property stands to the front of its plot with an off street parking area leading up to the garage and gardens leading around the side of the house to the rear, where there is a much larger private area.

Situated to the south side of Wakefield city centre, Calder Grove is a highly regarded residential area with a range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible with junction 39 of the M1 motorway being only a short distance away.



**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.

**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





#### ACCOMMODATION

##### ENTRANCE PORCH

Front entrance door with glazed side screens and opening into the reception area. Wood flooring with underfloor heating.

##### RECEPTION AREA

Solid wooden banister to the stairs for the first floor. Wood flooring with underfloor heating. Door into the living room area, kitchen and downstairs w.c.

##### GUEST W.C.

Wash basin with vanity unit below, wood flooring with underfloor heating, part tiled walls, inset spotlights to the ceiling, extractor fan to the ceiling and a low flush w.c.

##### LIVING AREA

11'9" x 16'4" [3.6m x 5m]  
Wood flooring with underfloor heating, UPVC double glazed window to the front, opening to the formal dining room.



##### DINING ROOM

19'0" x 9'10" [5.8m x 3.0m]  
Fixed shelving, wall mouldings, large UPVC double glazed French doors to the rear garden, wood flooring with underfloor heating, solid wooden door to the understairs storage cupboard and archway into the bespoke kitchen breakfast room.



##### KITCHEN

16'4" x 14'1" [5m x 4.3m]  
Central Island unit with seating space for three, housing for a Range cooker, solid wooden work surface over base units, two ceramic Belfast sinks with mixer tap, built in wine rack, inset spotlights to the ceiling, wall mounted extractor fan, wood flooring with underfloor heating, UPVC double glazed French doors to the rear garden, UPVC double glazed window to the front and UPVC door to the rear. Solid wooden door into the garage/utility. Integrated dishwasher, integrated fridge, integrated freezer, integrated microwave oven.

##### INTEGRAL GARAGE

16'4" x 9'10" [5m x 3m]  
Electric door to the front, plastered walls and ceiling, sensor lighting, wall mounted combi condensing boiler, UPVC double glazed window the rear, laminate work surface with base units, plumbing and drainage for a washing machine.

##### FIRST FLOOR LANDING

Inset spotlights to the ceiling, UPVC double glazed window to the rear, central heating radiator.

##### BEDROOM ONE

13'9" x 11'9" [4.2m x 3.6m]  
UPVC double glazed windows to the front and rear, central heating radiator and inset spotlights to the ceiling. Solid wooden doors providing access into the en suite shower room/w.c.

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

9'10" x 4'3" [3m x 1.3m]  
Larger than average shower cubicle with sliding door and mixer shower, low flush w.c., wash basin with mixer tap built into high gloss vanity cupboards with chrome handles, chrome ladder style radiator, UPVC double glazed frosted window to the rear, inset spotlights to the ceiling, extractor fan. Vanity mirror with light.



##### BEDROOM TWO

13'9" x 11'5" [4.2m x 3.5m]  
UPVC double glazed window to the rear garden, central heating radiator, inset spotlights to the ceiling, solid wooden door into the en suite shower room/w.c.



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

8'2" x 4'11" [2.5m x 1.5m]  
Larger than average shower cubicle with sliding door and mixer shower, low flush w.c., wash basin with mixer tap set into vanity cupboards, chrome ladder style radiator, tiled walls, tiled floor, extractor fan, inset spotlights to the ceiling, UPVC double glazed frosted window to the side, vanity mirror with lights.

##### BEDROOM THREE

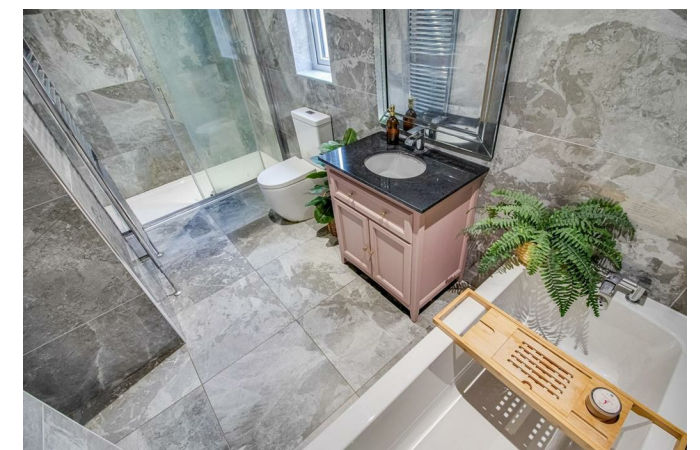
12'2" x 15'2" max [3.71m x 4.63m max ]  
Two UPVC double glazed windows to the front, loft hatch with drop down bi-folding ladder, central heating radiator and inset spotlights.

##### BEDROOM FOUR

12'1" x 13'8" max x 10'1" min [3.70m x 4.19m max x 3.09m min]  
UPVC double glazed window to the front, central heating radiator, inset spotlights to the ceiling.

##### BATHROOM/W.C

Fully tiled and fitted with a four piece suite comprising panelled bath, wide shower cubicle, low suite w.c. and vanity unit. Window to the side.



##### OUTSIDE

Indian stone paved patio area to the front with slate edges, up and down chrome lights and a block paved driveway providing off road parking for three vehicles and leading to the integral single garage. The side of the property has a timber gate to provide access into the rear garden. The low maintenance rear garden has artificial lawned garden into two tiers, Indian stone paved pathway leading to large L-shaped Indian stone patio area under a wooden pergola. Pebbled edges, water point connection, outside double power socket. Timber gate to the other side with Indian stone paved pathway.



##### 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.