



## Willow Park, Wakefield, West Yorkshire

Popular location | Modern 'family hub' kitchen feature | Upgraded kitchen and bathroom | Parking for four vehicles | Large landscaped garden | Outbuilding with private bar | Conservatory | Quiet cul De Sac

4 Bedroom Detached House | Asking Price: **£375,000**

Rosedale  
& Jones 

# Willow Park, Wakefield, West Yorkshire

## DESCRIPTION

Check out this extended property, complete with a high spec kitchen, plenty of parking and a beautiful rear garden, complete with a private bar! Viewings are highly recommended. URN: LCLG

## Key Features

- Popular location
- Modern 'family hub' kitchen feature
- Upgraded kitchen and bathroom
- Parking for four vehicles
- Large landscaped garden
- Outbuilding with private bar
- Conservatory
- Quiet cul De Sac



## **LOCATION**

Situated on the outskirts of Wakefield City Centre, the property benefits from excellent public transportation links, local amenities and leisure facilities. Pinderfields hospital is located nearby, as is Normanton golf club and a range of useful amenities. The M62 motorway is easily accessible, as are the M1 and A1 systems should you wish to travel further afield.

## **EXTERIOR**

### **Front**

Very low maintenance driveway, with parking for four vehicles presented with some decorative features.

### **Rear**

A wonderful landscaped garden with a large entertainment area which is perfect for a BBQ on those hot summer days. The garden is enclosed on all sides, catches the sun well and offers privacy at the same time. There is also a generous grass lawn here which is decorated with floral plantations and some light greenery. Space for two garden sheds is ideal for additional storage and a fabulous outbuilding features a bar and seating area - the outbuilding could be used in a variety of different ways, depending on buyer preference. This garden is a wonderful space to entertain friends and family all year round.

## **INTERIOR - Ground Floor**

### **Entrance Hallway**

Double Glazed with an exterior composite door and New Central Heated radiator. Entrance hall leading to the Kitchen. Lounge and dining room.

### **Living Room**

*4.21m x 3.89m*

A beautifully presented and spacious area which is large enough to support a range of furniture choices. Central Heated radiator and two Double Glazed windows to the rear aspect.

### **Kitchen**

*8.02m x 2.85m*

A very generous space, ideal for modern family living, the room acts as a focal point for the whole family and continues to be a very popular feature in any upgraded home. Features include: Premium Quartz worktops, fitted units with 'soft close' draws and upgraded flooring throughout. There is also a breakfast bar and a snug area with a small coffee table and two chairs. Supported appliances include: a fitted electric oven, a microwave, four induction hobs and a fitted extractor fan above. There is also a fitted dishwasher, fridge freezer and washing machine. Two Central Heated radiators, Double Glazed windows to the front aspect.

### **Dining Room**

*2.99m x 2.65m*

A versatile room which could also be used as a playroom or home office if preferred. The room can comfortably support a six seated dining suite with space for additional furniture, as required. Central Heated radiator and Double Glazed windows to the front and side aspects respectively.

### **Conservatory**

*3.42m x 3.10m*

The space can accommodate alternative furniture choices and enjoys direct access to the rear garden via the Double Glazed French Doors. Double Glazed windows to the rear aspect with pleasant garden views.

## **W/C**

Features include: a W/C, a wash basin and an extractor fan with isolation switch. 'Frosted' Double Glazed windows to the side aspect.

## **INTERIOR - First Floor**

### **Landing**

Very bright and spacious with access to the loft.

### **Bedroom One**

*3.55m x 3.28m*

A spacious room which can accommodate a super-king size bed. The room benefits from a huge amount of fitted storage capacity with built in sliding wardrobes and a walk-in closet. Central Heated Radiator and Double Glazed windows to the front elevation. Note: The walk-in closet could be converted into an ensuite shower room if preferred.

### **Bedroom Two**

*2.98m x 2.54m*

A spacious double bedroom, with a good amount of fitted storage capacity. Central Heated Radiator and Double Glazed windows to the rear elevation.

### **Bathroom**

A modern installation complete with floor and wall tiling. Features include: a bathtub with a standing shower and a glass water guard, a wash basin and a w/c. 'Chrome' Central Heated towel rack and a 'frosted' Double Glazed window to the rear elevation. Extractor fan with isolation switch.

### **Bedroom Three**

*3.73m x 2.42m*

A double bedroom, with fitted wardrobes offering great storage capacity. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bedroom Four**

*2.48m x 1.97m*

Large enough for use as a single bedroom, but would also work well as a home office, nursery or even a walk-in wardrobe. Features fitted sliding wardrobes, a Central Heated radiator and Double Glazed windows to the rear elevation.

## **Unique Reference Number**

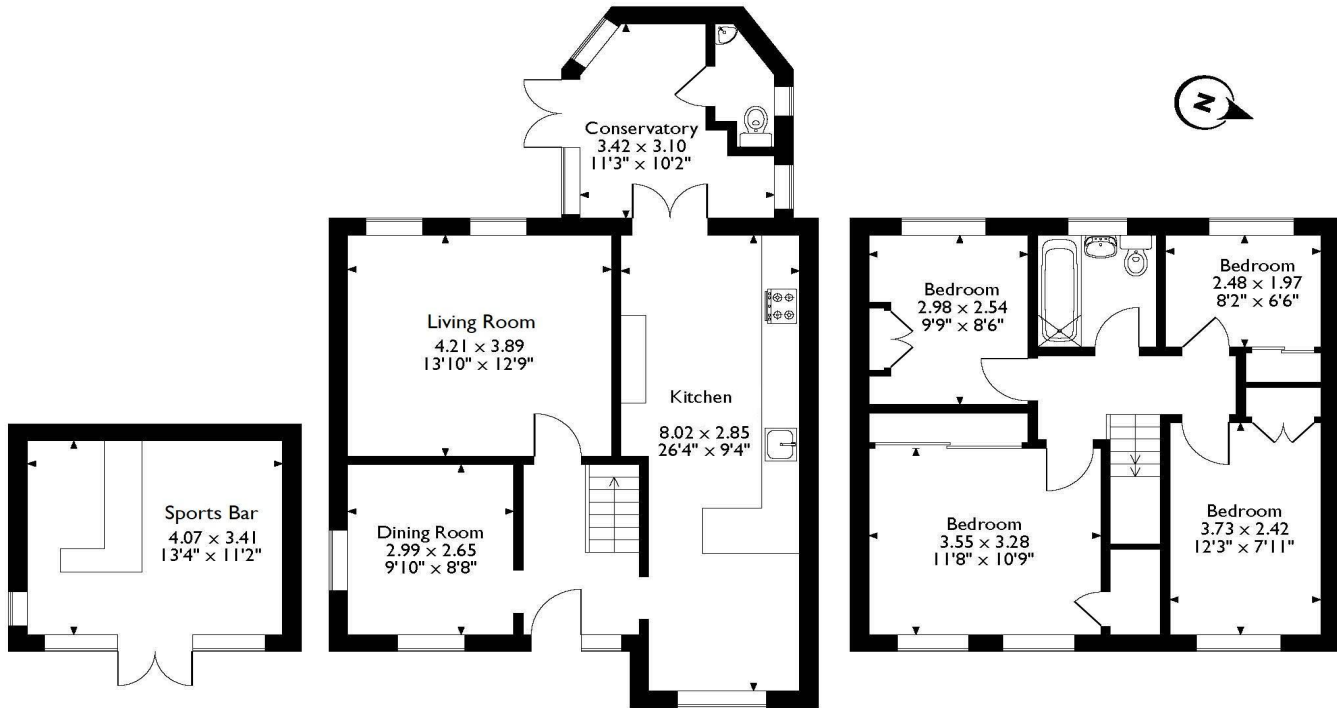
#LCLG

## **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Willow Park, Wakefield, West Yorkshire  
 Approximate Gross Internal Area  
 Main House = 115 Sq M/1238 Sq Ft  
 Outbuilding = 14 Sq M/151 Sq Ft  
 Total = 129 Sq M/1389 Sq Ft



**Outbuilding**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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