

## Fountains Way, Wakefield, West Yorkshire

Spacious accommodation | A large garden | Popular location | Close to Wakefield City Centre | Close to Pinderfields hospital | Fitted Wardrobes | Private 'residents permit' parking | Garage

4 Bedroom Detached House | Asking Price: **£300,000**

Rosedale  
& Jones 

# Fountains Way, Wakefield, West Yorkshire

## DESCRIPTION

Very spacious, with four large bedrooms, an open plan living area, off street parking, a garage and a large rear garden.

## Key Features

- Spacious accommodation
- A large garden
- Popular location
- Close to Wakefield City Centre
- Close to Pinderfields hospital
- Fitted Wardrobes
- Private 'residents permit' parking
- Garage



## **LOCATION**

An exclusive residential development which is located just outside of Wakefield City Centre. The property is situated within a popular area, features private 'residential permit parking' and is very private. Various amenities and entertainment venues are located nearby, as is Pinderfields Hospital. The M1 and M62 motorway systems are accessible via a short commute and public transportation links are excellent. There is also a lovely riverside walks just around the corner which residents can enjoy.

## **EXTERIOR**

### **Front**

Consisting of a new premium quality 'resin' side-by-side driveway, which can comfortably accommodate two vehicles with off street parking. A small garden with a grass lawn and some light floral decoration. Note: The estate requires permit parking between 10am and 4pm for non residents. Secured side access to the rear.

### **Rear**

A well presented space, featuring a large stone patio area which supports plenty of garden furniture, a grass lawn, light floral borders and nothing overlooking, so very private. The garden is also enclosed on all sides with an access gate to the front, so ideal for pets and children.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

Open, with space for shoe and coat storage. UPVC exterior door to the side aspect and a Central Heated radiator. Internal access to the garage.

### **Lounge & Dining Area**

*6.05m x 5.98m*

The space can accommodate a selection of furniture layouts, as required and is quite versatile. Central Heated radiator, Double Glazed windows and French doors to the rear aspect. The room also features a gas fireplace and an under stairs area for storage, which is currently used as a child's play area. This open plan design allows for a large dining table and eight chairs. The exposed brickwork also offers an attractive feature.

### **Kitchen**

*3.26m x 2.53m*

A good amount of unit space for storage. Supported appliances include: a fitted electric oven, with four gas 'ring' hobs and a fitted extractor fan above. A fitted fridge, freezer and slimline dishwasher. There is also space for a free-standing washing machine. Other features include: splash back wall tiling and a 1l stainless steel sink and drainer with a spray nozzle tap. Plinth heater and Double Glazed windows to the front aspect. Note: Understairs storage cupboard.

### **Bathroom**

A spacious room, with premium quality tiling to the walls and high spec laminate to the floor which runs throughout the ground floor. A w/c, a wash basin with fitted storage units underneath, a 'frosted' Double Glazed window to the front aspect and a Central Heated radiator.

## **INTERIOR - First Floor**

### **Landing**

Loft access and airing cupboard.

### **Bedroom One**

*3.74m x 2.75m*

Large enough for a King-size bed and some associated furniture, as preferred. The room also features a walk-in wardrobe for extra storage. Central Heated radiator and Double Glazed windows to the front/side aspects.

### **Bedroom Two**

*3.04m x 2.36m*

A very spacious room which can support a double bed and associated furniture quite comfortably. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bathroom**

Fully tiled walls, a w/c, a wash basin and a bathtub with a standing shower. Central Heated radiator and a 'frosted' Double Glazed window to the side elevation.

### **Bedroom Three**

*3.95m x 2.86m*

Another very spacious room which can support a King-size bed and associated furniture quite comfortably. The room also features wall-length fitted wardrobes. Central Heated radiator and Double Glazed windows to the rear elevation

### **Bedroom Four**

*2.81m x 2.09m*

Suitable for use as a child's bedroom, a nursery, or a home office. The room could fit in a double bed, but is more spacious with a single or three quarter bed. Double Glazed windows to the rear elevation and a Central Heated radiator.

### **Unique Reference Number**

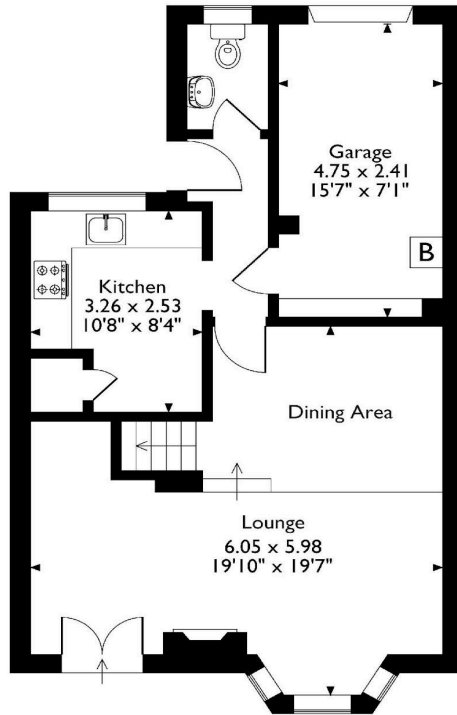
LCLG

### **Disclaimer**

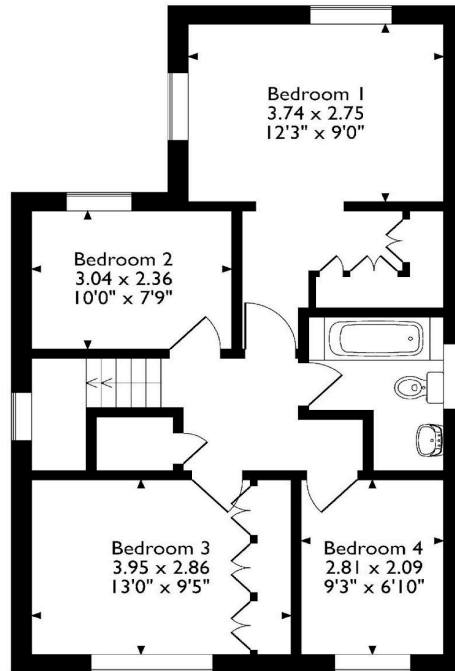
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.



Fountains Way, Wakefield  
 Approximate Gross Internal Area  
 111 Sq M / 1195 Sq Ft



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### DISCLAIMER

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.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



01924 792796

[www.rosedaleandjones.co.uk](http://www.rosedaleandjones.co.uk)

[info@rosedaleandjones.co.uk](mailto:info@rosedaleandjones.co.uk)