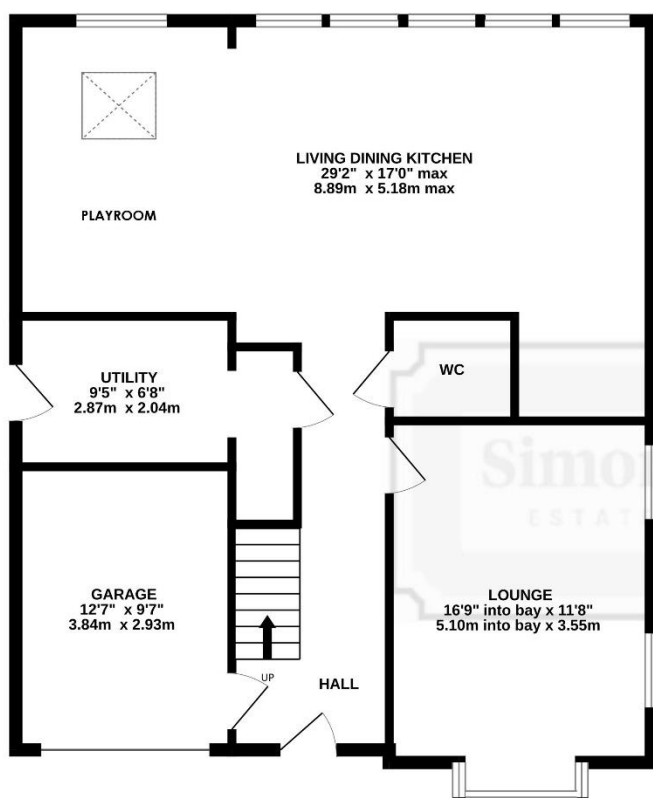




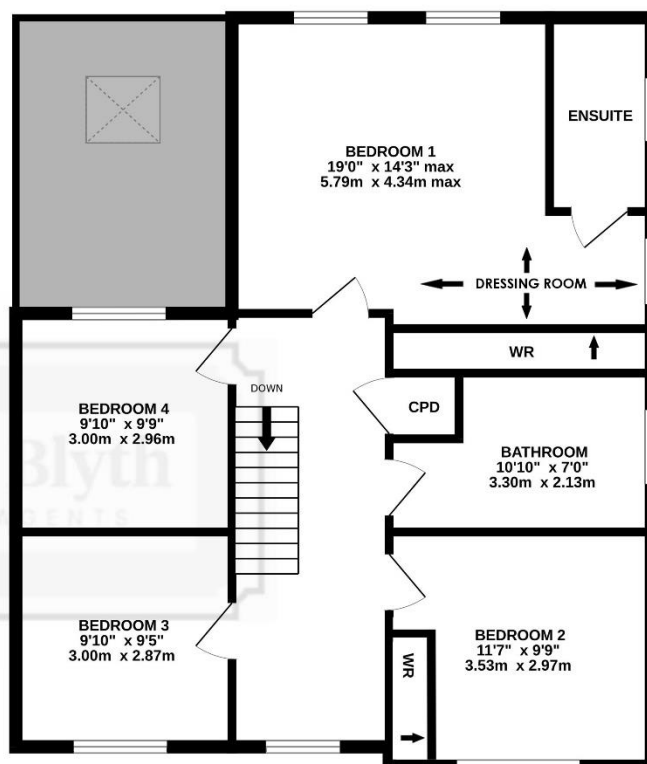
**3, Wolfenden Way, Wakefield, WF1 3FA**

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GROUND FLOOR



1ST FLOOR



WOLFENDEN WAY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

A WELL-POSITIONED EXCEPTIONALLY LARGE FOUR BEDROOMED DETACHED FAMILY HOME. RECENTLY EXTENDED TO THE REAR, THIS EXCEPTIONALLY WELL FITTED AND WELL LAID OUT HOME HAS A STUNNING LIVING DINING KITCHEN RUNNING THE FULL WIDTH OF THE PROPERTY TO THE REAR WITH BI-FOLDING DOORS AND HIGH SPECIFICATION KITCHEN FITTINGS. THERE IS A GOOD-SIZED LOUNGE AND AN EXCEPTIONALLY LARGE UTILITY ROOM WITH DOWNSTAIRS WC. AND SPACIOUS HALLWAY, ALL IS STYLISHLY PRESENTED. WITH FOUR BEDROOMS, ALL OF WHICH ARE A GOOD SIZE. BEDROOM ONE HAS A FABULOUS DRESSING AREA AND EN-SUITE. THERE IS A LUXURY BATHROOM, GOOD SIZED DOUBLE WIDTH DRIVEWAY, INTEGRAL GARAGE AND LOVELY GARDENS PARTICULARLY TO THE REAR WHICH ARE ENCLOSED AND HAVING RECENTLY BEEN LANDSCAPED TO A HIGH STANDARD. WITH THE USUAL MODERN APPOINTMENTS, THE HOME OCCUPIES A PLEASING POSITION WITHIN THIS MATURING DEVELOPMENT AND IS EXCEPTIONALLY WELL PLACED FOR THE COMMUTER.

**Offers Around £525,000**

### ENTRANCE HALL

Broad entrance door being particularly stylish with inset glazed port hole and two matching glazed side panels gives access through to the very good size entrance hallway. This has a high ceiling height, two chandelier points and attractive ceramic wood effect flooring. The hallway opens through to the dining living kitchen, details of which are to follow. There is a good-sized broad doorway giving access to the huge downstairs W.C.



### DOWNSTAIRS W.C.

This, with continuation of the attractive flooring, has ceramic tiling to the full ceiling height and two walls. There is inset spotlighting, an extractor fan, a concealed cistern W.C. and a wall mounted wash hand basin.





## LOUNGE

*Measurements – 16'9" x 11'8" (5.10m x 3.55m)*

A doorway from the hallway leads through to the lounge. This, with two windows to the side, has a bay window overlooking the property's front gardens and beyond. All the windows provide a large amount of natural light, and the room is of a good proportion with a central chandelier point.



## LIVING DINING KITCHEN

*Measurements – 29'2" x 17'0" (8.89m x 5.28m)*

Running the full width of the home, after a recent delightful and worthwhile extension, this good-sized room has a beautiful family area with angled ceiling line, inset spotlighting and a Velux window. Further pair of windows overlooking the property's good sized rear gardens. The dining kitchen, as the photographs suggest, is of an exceptionally good size, being L-shaped. There is a beautiful range of high specification units being at both the high and low level with fabulous working surfaces and attractive splashbacks. There is an inset one and half bowl stylish stainless steel sink unit, integrated dishwasher, integrated fridge and freezer, stainless steel and glazed fronted oven and similar stylish stainless steel and glazed fronted microwave. There is display shelving and a gas hob with an extractor fan above. The room has a continuation of the beautiful flooring from the hallway, and a full bank of bi-folding doors that not only allow a huge amount of natural light to the room, but superb access out to the very large flagged paved terrace/entertainment area. This is of a high quality and has that seamless run through from house to garden and garden to house. The dining kitchen has inset spotlighting to the ceiling and a chandelier point.











## UTILITY ROOM

Measurements – 9'5" x 6'8" (2.87m x 2.04m)

A doorway gives access to a useful cloaks lobby with a good amount of storage space. Beyond which a doorway leads through to the utility room. This, which has been reconfigured just a short while ago, is an exceptionally large and well-designed utility room. There is a side entrance door with the upper portion being glazed, inset spotlighting to the ceiling, units at both the high and low level, a large number of working surfaces and a good number of cupboards at both the high and low level. The utility room includes a stainless-steel sink unit with stylish mixer tap above, plumbing for an automatic washing machine, plumbing provisions for a dryer, wine fridge integrated and further fridge freezer space.



## GARAGE

Measurements – 12'7" x 9'7" (3.84m x 2.93m)

From the entrance hallway, a doorway gives access through to the property's garage. This is a particularly useful garage with easy access to the accommodation. The garage has an up and over door to the front and has been decreased in size in order to make better use of the utility space. The garage still provides a good amount of storage space for bikes and other family equipment. There is lighting and wall mounted gas fired central heating boiler.



## FIRST FLOOR LANDING

Staircase rises up to the superb first floor landing. This is particularly spacious and has a loft access point. There is a broad bank of windows to the front giving a pleasant outlook with study/play area beneath. There is a good-sized cupboard being home for the property's hot water tank.



## BEDROOM ONE

*Measurements – 19'0" x 14'3" (5.79m x 4.34m)*

A fabulous bedroom suite comprising of dressing area, en-suite and large bedroom. The bedroom itself has a chandelier point and two sets of windows giving lovely views out over the property's rear gardens and beyond. The dressing area has a full bank of high specification robes with inset spotlighting above and a window to the side.

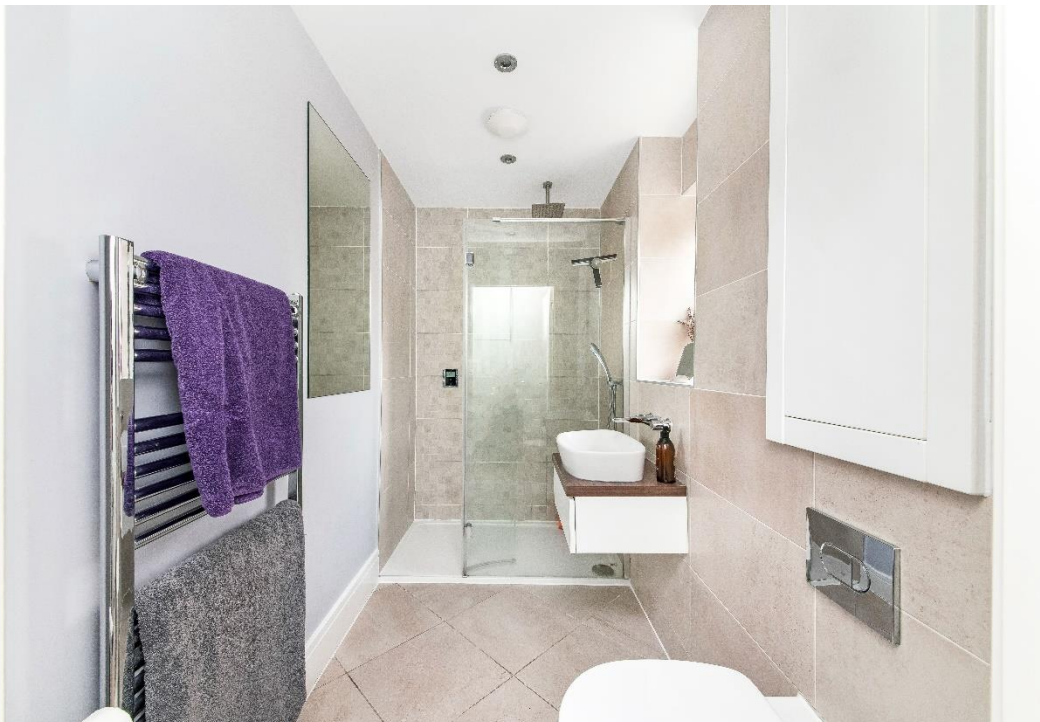






### BEDROOM ONE EN-SUITE

Bedroom one en-suite is superbly fitted with high quality fittings including concealed cistern W.C. of Grove manufacture, Sottini stylish wash hand basin with stylish mixer taps over and cupboard/drawer beneath. There is a high specification shower, inset spotlighting to the ceiling, integrated cabinets, an obscured glazed window, ceramic tiled flooring, ceramic tiles to the full ceiling height to two walls and around the shower area itself and a chrome central heating radiator/heated towel rail.





## BEDROOM TWO

Measurements –  
11'7" x 9'9" (3.53m x 2.97m)

Positioned to the front, once again, a lovely double bedroom with a pleasant outlook to the front and a central ceiling light point.



## BEDROOM THREE

Measurements –  
9'10" x 9'5" (3.00m x 2.87m)

With a pleasant outlook to the front, this good sized bedroom has a central ceiling light point.



### BEDROOM FOUR

Measurements – 9'10" x 9'9" (3.00m x 2.96m)

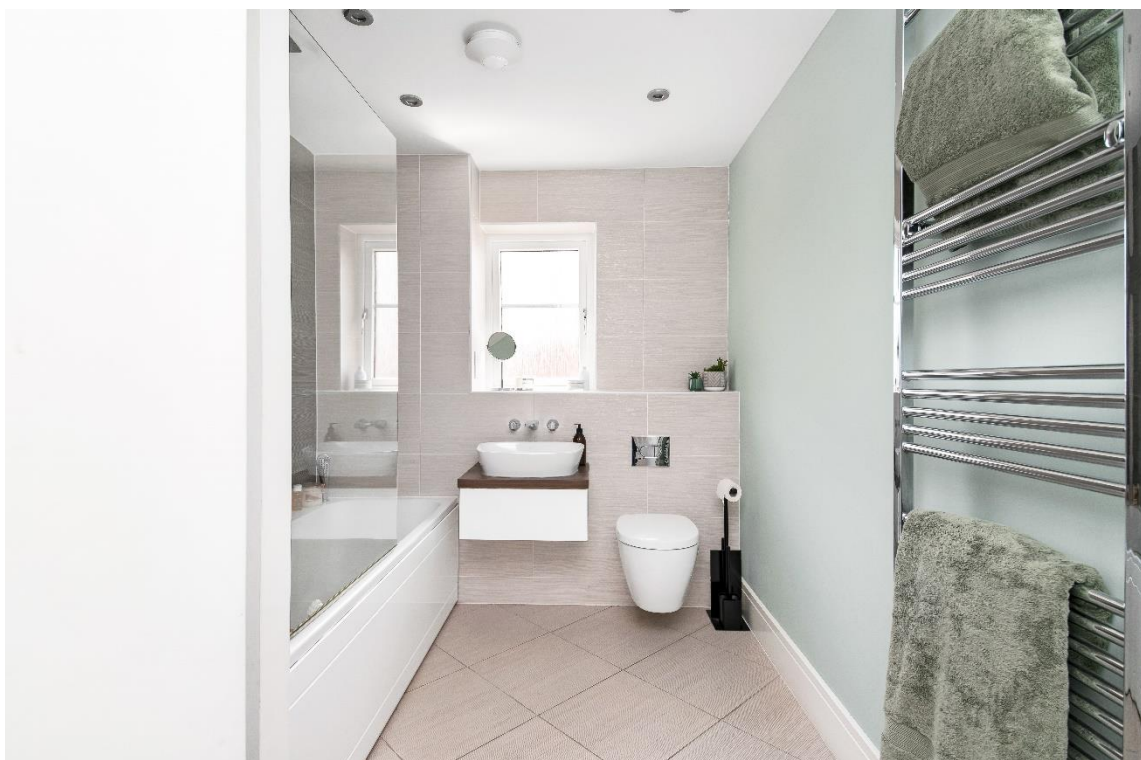
With a lovely view out over the property's rear gardens and beyond, bedroom four is a good sized bedroom and has a central ceiling light point and broad windows providing a good amount of natural light.



### BATHROOM

Measurements – 10'10" x 7'0" (3.30m x 2.13m)

The house bathroom is superbly finished once again and has delightful ceramic tiled flooring, ceramic tiling where appropriate to the full ceiling height, concealed cistern W.C. of Grove manufacture, Sottini stylish wash hand basin with mixer tap with drawer beneath, double ended bath with centrally located integrated tap, shower above and glazed shower screen. There is glazed display shelving, combination central heating radiator/heated towel rail in chrome, inset spotlighting to the ceiling, obscured glazed window and an extractor fan.





## GARDENS

The front of the property has a double width tarmacadam driveway providing parking for two vehicles and giving access to the garage as previously described.

To the front the property has a delightful lawned area with maturing hedging and flowering beds with raw tine railings. To the rear, the property has a superb enclosed rear garden as previously mentioned a great deal of landscaping has recently taken place to create a large L-shaped flagged sitting out area/entertainment space. This runs the full width of the home and the full depth of the garden to one side. There is external lighting, a good sized lawn, maturing tree and attractive fencing to the neighbouring property's and to the roadside. There is also an area of land to the side. There are four external plug points in two separate locations, ideal for a lawnmower, barbeque etc.









## **ADDITIONAL INFORMATION**

It should be noted that the property has external lighting, double glazing, gas fired central heating and an alarm system. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating - B

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – E

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 11/06/2025

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PROPERTY VIEWING NOTES

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