



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 501 Denby Dale Road West, Wakefield, WF4 3AA

**Offers Over £185,000**

**\*UNDEROFFER\* \*REDUCED BY £15,000\* \*GREAT PURCHASE FOR AN ARRAY OF BUYERS\* Offered to the market with **\*NO ONWARD CHAIN\*** is this fantastic opportunity to purchase this **\*TWO DOUBLE BEDROOM & TWO LARGE BATHROOMS\* \*EXTENDED SEMI-DETACHED PROPERTY\*** with gardens to the front and rear, adjacent lawned plot and off road parking for two cars. Occupying a sizeable plot with spacious living accommodation throughout this property will appeal to a wide range of potential buyers and investors. The property is located within the popular location of Calder Grove, offering easy access to the M1 motorway network and therefore within easy reach of Wakefield City Centre and beyond which is ideal for commuters. Boasting scenic walks and a short distance to the Yorkshire Sculpture Park. Internally the property briefly comprises of:- rear entrance door leads to vestibule, modern shower room, a spacious dining kitchen with access to a cellar and a good sized lounge. To the first floor landing: two good sized double bedrooms and house bathroom. Externally the property occupies an extremely good sized plot with a flagged frontage whilst the rear elevation boasts a hard standing patio area with adjacent garden and two parking spaces. Viewings are highly recommend to appreciate the accommodation on offer! Contact the agent today on 01484 644555 to arrange your viewing!**

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
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## ENTRANCE DOOR

UPVC entrance door leading to:

## ENTRANCE HALL



Entrance hallway with staircase rising to the first floor landing, door leading to:

## LOUNGE 14'10 x 12'9 (4.52m x 3.89m)



A well appointed good sized lounge with a uPVC window to the front aspect. Featuring modern fire surround with marble effect back and hearth with integral coal effect gas fire. Finished with coved ceiling, a T.V point, a telephone point, wall mounted gas central heated radiator and wood effect laminate flooring. Door leading to:

## DINING KITCHEN 15'6 x 14'5 (4.72m x 4.39m)



Set to the rear aspect is this very spacious dining kitchen with a uPVC window to the rear elevation.

Featuring a matching range of base and wall mounted units in Beech wood effect with contrasting roll edged laminate working surfaces and complimentary tiled splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap. Integral fridge freezer, gas cooker point and plumbing for an automatic washing machine. Finished with ample space for dining table and chairs, wall mounted gas central heated radiator and tiled effect vinyl flooring. Door leading to:

## CELLAR

Useful cellar space:

## VESTIBULE



Rear entrance vestibule with uPVC door leading to the rear garden, boasting access to a useful shower room.

## SHOWER ROOM



A fully tiled modern shower room with a uPVC opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings. Consisting of: a double walk-in shower cubicle with mains fitted waterfall shower unit over, hand wash vanity basin and a low level flush

w/c. Finished with a panelled ceiling, wall mounted chrome heated towel rail and tiled flooring:

### TO THE FIRST FLOOR LANDING



Staircase leading to first floor landing with doors leading to:

### BATHROOM 9'7 x 5'4 (2.92m x 1.63m)



A partly tiled bathroom with uPVC opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings. Consisting of: a paneled bath with hot and cold taps, hand wash pedestal basin with hot and cold taps and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring:

### BEDROOM ONE 13'8 x 12'8 (4.17m x 3.86m)



A superb sized double bedroom with a uPVC window, featuring a useful walk in storage cupboard. Finished with carpeted flooring, coving around the ceiling and a wall mounted gas central heated radiator:

### BEDROOM TWO 14'6 x 9'5 (4.42m x 2.87m)



A second bedroom with uPVC window to the rear aspect, featuring a door leading to a useful storage cupboard. Finishing with carpeted flooring and a wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property offers a low maintenance flagged frontage with brick wall boundaries. To the side aspect is a patio area and hanging space. To the rear there are two parking spaces and adjacent large laid to lawn garden area. A perfect space for enjoying the summer months:

### ABOUT THE AREA

About the area are as follows:

Local Schools: St James's C Of E Junior & Infants School, Mackie Hill Junior and Infant School, Hental Primary School, Hall Cliffe School, Dane Royd Junior & Infants School.

The property is located within the popular location of Calder Grove, offering easy access to the M1

motorway network and therefore within easy reach of Wakefield City Centre and beyond which is ideal for commuters. Boasting scenic walks and a short distance to the Yorkshire Sculpture Park.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the YouTube link.

Please ask the agents for the detail.

### **LAND ON SECOND TITLE**

PLEASE NOTE THERE ARE TWO TITLES - LAND TO THE REAR IS ON THE SECOND TITLE:

### **Council Tax Bands**

The council Tax Banding is " "

Please check the monthly amount on the Kirklee Council Tax Website .

### **Tenure**

This property is Freehold.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2030-1402-0040-3305-5691>

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of

way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general

guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

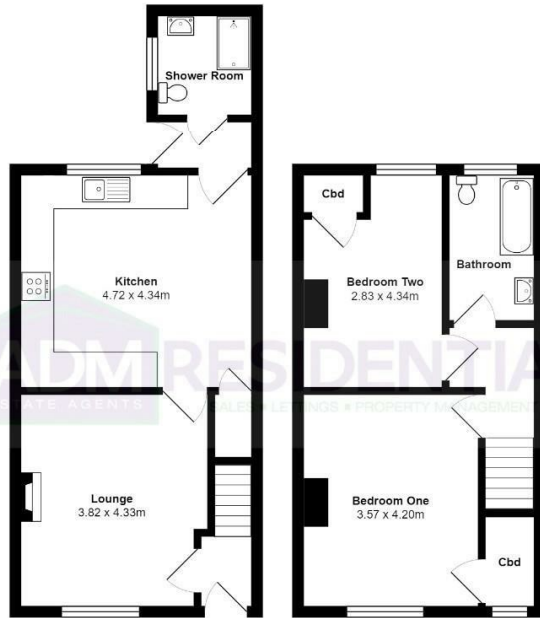
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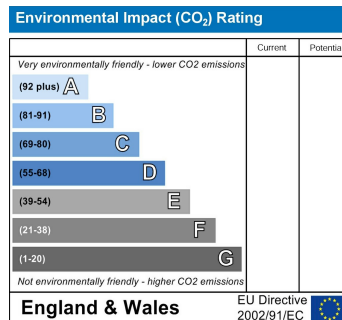
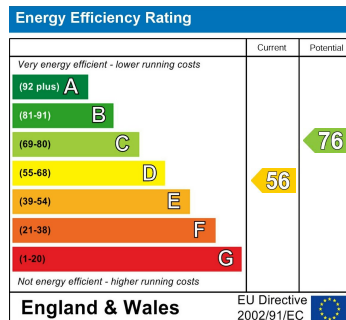
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## Floor Plan



All measurements are approximate and for display purposes only

## Energy Efficiency Graph



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