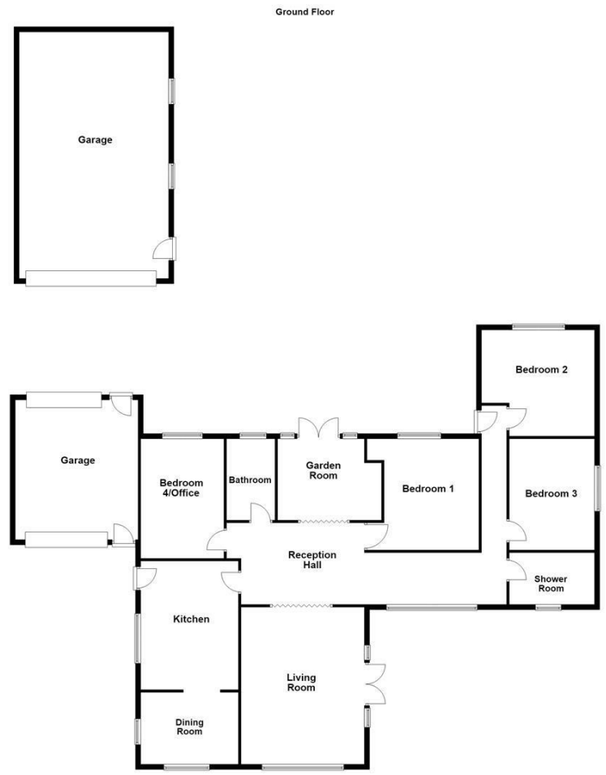

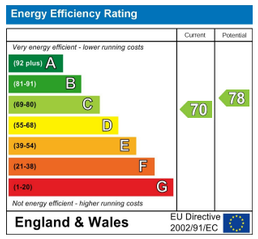

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

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.

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Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

89 West Lane, Sharlston Common, Wakefield, WF4 1EP

For Sale Freehold £550,000

Occupying a generous plot and enjoying an elevated position is this substantial and versatile four bedroom detached bungalow, offering spacious accommodation throughout together with two garages, ample off road parking and attractive gardens with far reaching countryside views. A particular feature is the exceptionally large detached garage to the rear, which benefits from a built in car ramp and provides excellent space for a car enthusiast, workshop or additional storage.

The accommodation briefly comprises a fitted kitchen, separate dining room, spacious reception hall, generous living room, garden room, four double bedrooms, a family bathroom and a modern shower room. Externally, the property is approached via a block paved driveway providing ample off road parking, alongside an attractive lawned front garden. The driveway leads to a brick built drive through garage with electrically operated front and rear doors, whilst additional space to the opposite side of the bungalow provides room for a caravan or motorhome. To the rear is a further attractive lawned garden incorporating a block paved terrace and patio area, ideal for outdoor dining and entertaining, together with a greenhouse, timber framed shed and summer house. Also positioned within the rear garden is the substantial second detached garage, complete with a built in car ramp, offering an excellent workshop or hobby space.

Situated within this popular part of Sharlston Common, the property is conveniently positioned for local schools, everyday amenities and pleasant nearby walks.

An early internal and external viewing is highly recommended to fully appreciate the generous accommodation, exceptional garaging and substantial plot this impressive family home has to offer.

ACCOMMODATION

KITCHEN
16'3" x 16'4" (4.96m x 5.00m)
UPVC side entrance door leading into the contemporary kitchen. Fitted with a range of grey gloss wall and base units with granite work surfaces over and matching splashbacks. Incorporating a 1.5 stainless steel sink with granite drainer, Neff gas hob, integrated dishwasher, integrated combination microwave, Neff oven and grill, integrated fridge and freezer and integrated automatic washing machine. Central heating radiator, LVT flooring, UPVC double glazed window to the side and detailed coving to the ceiling. A squared archway leads through into the dining room.

DINING ROOM
11'11" x 9'6" (3.65m x 2.92m)
Enjoying a dual aspect with UPVC double glazed windows to the front and side. Coving to the ceiling, central heating radiator and LVT flooring.

RECEPTION HALL
Spacious reception hallway with coving to the ceiling, loft access, two central heating radiators, UPVC double glazed window to the front and doors providing access to the living room, bedroom four/office, bathroom, garden room, three further bedrooms and shower room. A UPVC side entrance door also provides access to the rear garden.

LIVING ROOM
19'10" x 15'7" (6.07m x 4.76m)
Accessed via bespoke glazed folding doors. Solid wood flooring, feature fireplace with marble back and hearth and modern surround, detailed coving to the ceiling and two central heating radiators. UPVC double glazed window to the front and UPVC double glazed French doors to the side with glazed side panels.

BEDROOM FOUR/OFFICE
13'11" x 10'4" (4.25m x 3.16m)
Detailed coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.
5'9" x 10'10" (1.76m x 3.31m)
Fitted with a suite comprising low flush W.C., corner panelled Jacuzzi bath and pedestal wash basin. Detailed coving to the ceiling, recessed spotlights, fully tiled flooring, central heating radiator and frosted UPVC double glazed window to the rear.

GARDEN ROOM
12'9" x 10'9" (3.91m x 3.29m)
UPVC double glazed French doors to the rear with glazed side panels, dado rail, detailed coving to the ceiling and central heating radiator.

BEDROOM ONE
13'11" x 13'6" (4.26m x 4.13m)
Detailed coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.

BEDROOM TWO
13'11" x 13'8" (4.25m x 4.18m)
Central heating radiator, detailed coving to the ceiling and UPVC double glazed window to the rear.

BEDROOM THREE
10'11" x 13'11" (3.33m x 4.25m)
Central heating radiator, UPVC double glazed window to the side and detailed coving to the ceiling.

SHOWER ROOM/W.C.
6'5" x 10'9" (1.97m x 3.28m)
Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within a vanity unit with drawers below and walk-in mixer shower with separate shower attachment. Fully tiled walls and flooring, heated towel radiator, recessed spotlights and frosted UPVC double glazed window to the front.

OUTSIDE
To the front is a large attractive garden with a variety of established plants, trees and shrubs, together with a block paved driveway providing ample off road parking. The driveway leads to the first brick built garage, which benefits from electric operated doors to both the front and rear, allowing drive-through access to the second detached garage. To the rear is an attractive lawned garden incorporating a feature block paved patio area, ideal for outdoor dining and entertaining, together with an open aspect beyond. There is also a good sized timber framed shed, summer house and greenhouse. To the side of the property is further space suitable for a caravan or motorhome with a purpose built covered structure above.

GARAGE
15'3" x 17'9" (4.66m x 5.42m)
Electric operated doors to the front and rear, work surfaces over base units, power and lighting.

DETACHED GARAGE
31'3" x 18'10" (9.55m x 5.75m)
Substantial detached brick built garage with electric operated door, built-in vehicle ramp, power and lighting, two UPVC double glazed windows to the side, side access door and separate W.C. with sink.

COUNCIL TAX BAND
The council tax band for this property is F.

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 Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.