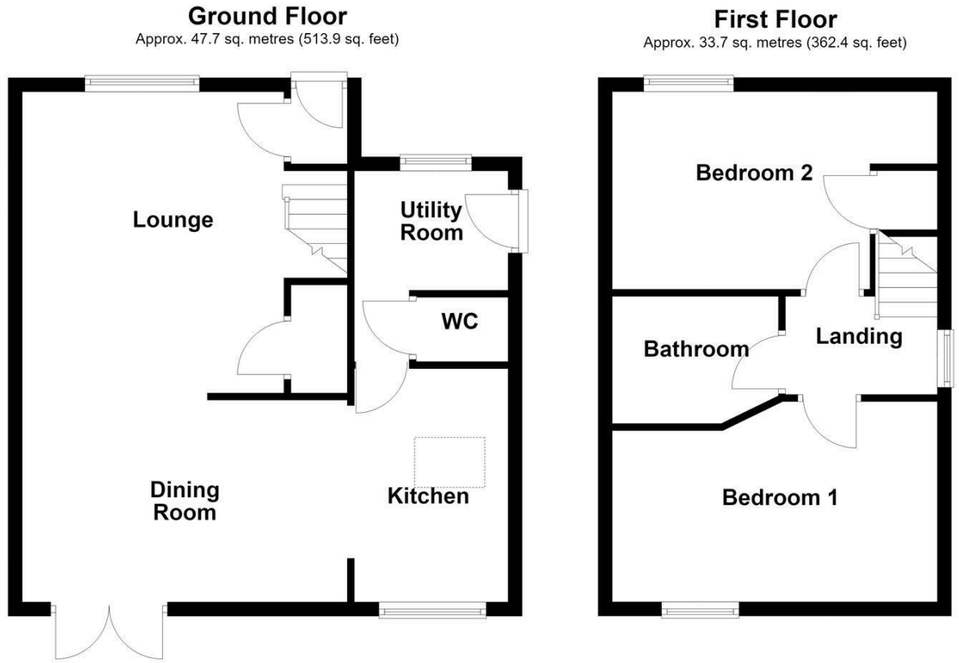


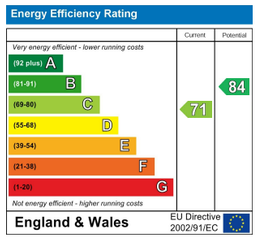
Total area: approx. 81.4 sq. metres (876.3 sq. feet)

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.

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

21 Sycamore Copse, Wakefield, WF2 8DQ

For Sale Freehold £200,000

Enjoying a pleasant position is this superbly presented and extended two bedroom end townhouse, finished to an excellent standard throughout. Ideally suited to first time buyers, professional couples and young families alike, this ready to move into home offers stylish accommodation in a highly convenient location.

The accommodation briefly comprises an entrance hall, spacious living room, an impressive open plan modern kitchen diner, utility room and a downstairs WC. To the first floor, the landing provides access to two generous bedrooms and a contemporary family bathroom. Externally, the front of the property has been designed for low maintenance and incorporates a block paved driveway providing off road parking for three vehicles. The attractive rear garden is predominantly laid to lawn and features flagged patio seating areas, creating an ideal space for outdoor dining and entertaining.

The property enjoys a convenient position close to a wide range of local amenities including shops, supermarkets, well regarded schools and regular bus services. Excellent motorway links and Wakefield Westgate railway station are both easily accessible, whilst Thornes Park is just a short walk away, offering an abundance of green space and recreational facilities.

An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

ACCOMMODATION

ENTRANCE HALL
Composite entrance door, opens up into lounge.

LOUNGE
13'1" x 14'1" (max) x 11'2" (min) (4.0m x 4.31m (max) x 3.42m (min))
Door to cloakroom. Stairs to first floor landing, under stairs storage cupboard and carpeted flooring. UPVC double glazed window to front, central heating radiator. Opens up through to the dining room.

DINING ROOM
8'11" x 14'2" (2.74m x 4.32m)
UPVC double glazed French doors to the rear, laminate flooring, central heating radiators, coving to ceiling. Dining room opens up into the kitchen.

KITCHEN
10'9" x 6'11" (3.28m x 2.12m)
UPVC double glazed window to the rear, tile effect floor, recess spotlights, double glazed timber framed Velux window to the side. Range of wall and base units with granite work surface over incorporating stainless steel sink and granite drainer, integrated slimline dishwasher, integrated fridge, integrated grill and double oven, five ring gas hob, granite splashback and upstands, stainless steel filter hood above, integrated freezer. Door to side entrance/ utility room off the kitchen.

UTILITY ROOM
8'11" x 7'0" (max) x 2'8" (min) (2.74m x 2.14m (max) x 0.83m (min))
UPVC double glazed window to the front, composite door to the side, central heating radiator, tile effect wall, worksurface over, plumbing for washer, door to downstairs W.C..

W.C.
Low flush W.C., wash basin, tiled splashback, tile effect flooring.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, coving to the ceiling, doors to two bedrooms and the bathroom.

BEDROOM ONE
9'2" (max) x 7'3" (min) x 14'3" (max) (2.81m (max) x 2.21m (min) x 4.35m (max))
UPVC double glazed window to rear, central heating radiator, laminate flooring, coving to the ceiling. Fitted wardrobes down the side to one wall.

BATHROOM
7'6" (max) x 6'0" (max) (2.31m (max) x 1.85m (max))
Wood effect floor, heated towel radiator. Low flush W.C., wash basin with storage cupboards under, panel bath with mixer shower over and separate attachment.

BEDROOM TWO
8'11" x 14'0" (max) x 10'8" (min) (2.73m x 4.29m (max) x 3.27m (min))
UPVC double glazed window to front, central heating radiator, coving to ceiling, laminate flooring, door to airing cupboard.

OUTSIDE
To the front there is a block paved garden providing off street parking for three vehicles. To the rear the garden is south-west facing and there is a lawned garden incorporating a stone flagged patio with plants and shrubs bordering.

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

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 Wakefield 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.