Richard Kendall Estate Agent

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17 Sycamore Copse, Wakefield, WF2 8DQ

For Sale Freehold £175,000

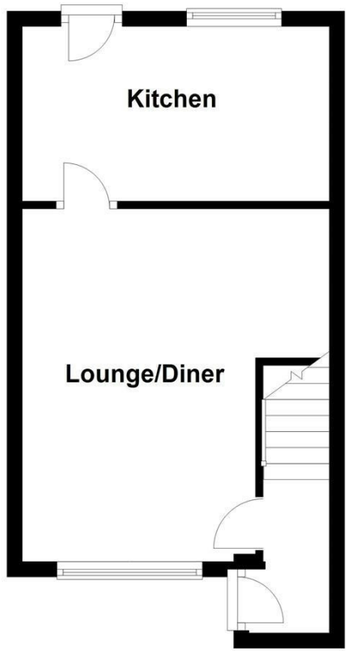
A modern two bedroom mid townhouse is ideally situated in a pleasant cul-de-sac in the sought after area of Wakefield boasting well presented and spacious accommodation throughout with an enclosed low maintenance rear garden.

The accommodation briefly comprises of entrance hall leading into a generously sized lounge/diner and modern fitted kitchen. To the first floor, the landing provides access to two well proportioned bedrooms and the modern three piece suite house bathroom. Externally, there is a block paved driveway for one vehicle and access to a store unit. To the rear is a low maintenance enclosed garden with patio area, artificial lawn and timber summerhouse.

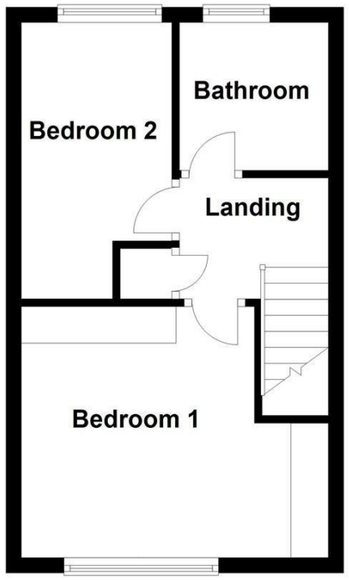
The property is conveniently located close to a range of local amenities including well regarded schools, shops, and public transport links. Excellent access is also available to the motorway network, and Thornes Park is within easy walking distance, approximately 10 minutes away.

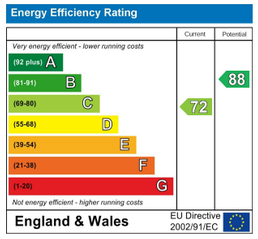
This property would be ideally suited to first time buyers, small families, or professional couples alike. An early internal inspection is strongly recommended to fully appreciate all that this fantastic home has to offer.

Ground Floor



First Floor





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.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door, central heating radiator, staircase to the first floor landing and door to the lounge/diner.

LOUNGE/DINER
9'9" (min) x 13'0" (max) x 15'1" (2.98m (min) x 3.97m (max) x 4.62m)
UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and door to the kitchen.

KITCHEN
12'11" x 7'3" (3.96m x 2.23m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ceramic hobs and cooker hood. Integrated washing machine, integrated fridge/freezer, contemporary radiator, UPVC double glazed window and door to the rear elevation.

FIRST FLOOR LANDING
Loft access, boiler cupboard, doors to two bedrooms and house bathroom.

BEDROOM ONE
10'6" x 9'9" (min) x 10'11" (max) (3.22m x 2.98m (min) x 3.33m (max))
UPVC double glazed window overlooking the front elevation, a range of fitted wardrobes and central heating radiator.

BEDROOM TWO
11'11" (max) x 9'4" (min) x 6'7" (3.64m (max) x 2.87m (min) x 2.01m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
6'2" x 6'0" (1.90m x 1.85m)
Three piece suite comprising panelled bath with mixer shower, concealed cistern low flush w.c. and vanity wash hand basin. Fully tiled walls and floor. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation, inset spotlights and extractor fan.

OUTSIDE
To the front of the property is a block paved driveway providing off road parking for one vehicles and a timber door providing access into a store unit. To the rear is a concrete patio area overlooking an attractive artificial lawned garden with further patio area and timber summerhouse, fully enclosed by timber fencing.

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.