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## 2 Cyprus Grove, Wakefield, WF1 2RU

For Sale Freehold £375,000

Introducing to the market is this particularly spacious, well presented and extended four bedroom family home. Benefitting from spacious accommodation throughout, enclosed and low maintenance rear garden and ample off road parking to the front, this property is certainly not one to be missed.

The property briefly comprises of a welcoming entrance hall with access to the first floor landing via the stairs, the open plan kitchen diner and the lounge. From the kitchen diner there is bi folding doors out to the rear garden and entry to the utility room which provides side access. Upstairs, to the first floor landing, there is doors off to four bedrooms and the house shower room. Bedroom one benefits from an en suite bathroom and fitted wardrobes. Outside, to the front of the property, a spacious concrete imprinted driveway offers ample off road parking for multiple vehicles and leads to a single detached garage with an electric roller shutter, with steps to the front door, timber fencing to the sides, and a walled front boundary with fencing. A side gate provides access to a block paved path leading to the rear. The low maintenance rear garden is fully enclosed with timber fencing and features both a paved and a raised decked patio seating area.

The property is situated in this highly desirable area of St Johns, within a short walk to the broad range of shops, schools and recreational facilities offered by the centre of Wakefield. Wakefield has its own mainline railway station which is only a short distance away and ready access to the national motorway network.

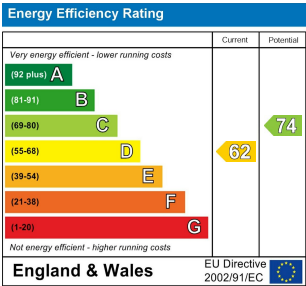
Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid disappointment.

**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

Composite front entrance door into the entrance hall. Stairs to the first floor landing, central heating radiator. Doors to the lounge, open plan kitchen diner, understairs storage cupboard.

### KITCHEN DINER

19'4" x 20'11" [max] [5.9m x 6.39m [max] ]

UPVC double glazed window to the rear, two sets of UPVC double glazed bi-folding doors, two skylights, column style central heating radiator, spotlights. Door to the utility room. A range of wall and base units with laminate worksurfaces over, ceramic 1 1/2 sink and drainer with chrome mixer tap, space for a freestanding fridge freezer, five ring gas hob with cooker hood over.

### UTILITY ROOM

6'0" x 8'11" [1.85m x 2.74m]

Two UPVC double glazed windows to the rear and side, double central heating radiator, composite entrance door to the side. Laminate worksurface over, space and plumbing for washing machine and tumble dryer.

### LOUNGE

13'5" x 12'11" [max] [4.1m x 3.96m [max] ]

UPVC double glazed bay window to the front, log effect gas fire with a timber mantle and stone hearth, coving to the ceiling.



### FIRST FLOOR LANDING

Loft access. Doors to four bedrooms and the house shower room.

### BEDROOM ONE

14'3" x 9'4" [4.36m x 2.87m]

UPVC double glazed window to the front, double central heating radiator, a range of fitted wardrobes. Door to the en suite bathroom.



### EN SUITE BATHROOM

8'4" x 8'2" [2.56m x 2.49]

Frosted UPVC double glazed window to the front, full tiling, chrome towel rail, spotlights. A three piece suite comprising of a roll top bath with hot and cold taps, low flush W.C. and a pedestal wash basin.

### BEDROOM TWO

11'3" x 11'1" [max] [3.44m x 3.4m [max]]

UPVC double glazed window to the rear, double central heating radiator, useful built in storage cupboard.



### BEDROOM THREE

12'9" x 8'11" [max] [3.89m x 2.72m [max]]

UPVC double glazed window to the front, double central heating radiator, spotlights.



### BEDROOM FOUR

9'5" x 9'0" [2.89m x 2.75m]

UPVC double glazed Juliette balcony doors, spotlights.

### HOUSE BATHROOM

7'8" x 8'7" [max] [2.34m x 2.63m [max]]

Frosted UPVC double glazed window to the rear, part tiled walls, tiled flooring, spotlights, useful built in storage cupboard. Walk in shower with glazed screen and a waterfall shower head above, low flush W.C., pedestal hand wash basin.



### OUTSIDE

To the front of the property there is a large concrete imprinted driveway providing ample off road parking for several vehicles and leading to a single integral garage, steps up to the front entrance door, timber fencing to either side and walls with fencing to the front. To the side of the property a gate leads us down to a further block paved pathway to the rear of the property. To the rear of the property the garden is low maintenance and enclosed by timber fencing with a paved patio seating area and a raised decked patio seating area.



### GARAGE

16'4" x 9'2" [4.98m x 2.8m]

Electric roller shutter.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.

### EPC RATING

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

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.