



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

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01977 798 844



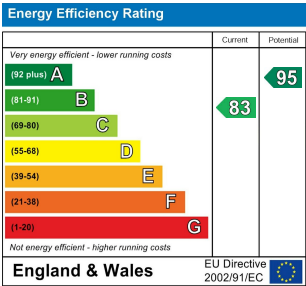
Total area: approx. 77.5 sq. metres (833.7 sq. feet)

**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.



## 54 Twine Road, Lupset, WF2 8FQ

### For Sale Freehold £259,950

A fantastic opportunity to acquire this well presented three bedroom semi detached home, situated on a modern and attractive development.

The property is approached via a centrally positioned paved pathway leading to the front door, with a covered porch opening into a welcoming entrance hall. From here, there is access to a contemporary fitted kitchen diner, complete with integrated appliances, a convenient two piece downstairs WC, and a spacious living room. The living room benefits from dual aspect windows, an under stairs storage cupboard, and a built in window seat with additional storage beneath, completing the ground floor accommodation. To the first floor, the landing provides access to three double bedrooms. The principal bedroom features both a fitted double wardrobe and an additional single wardrobe built over the bulkhead, along with a modern three piece en suite shower room. A stylish three piece house bathroom serves the remaining bedrooms, and there is also access to the loft from the landing. Externally, the property enjoys an attractive lawned garden to the front, extending to the side. To the opposite side, there is a low maintenance pebbled garden and timber gate providing access to the rear. The enclosed rear garden has been thoughtfully landscaped, featuring a two tier paved patio area ideal for al fresco dining, railway sleeper edged borders, and steps leading up to a well maintained lawn with planted borders. The garden is fully enclosed by fenced boundaries on all sides and benefits from an external water supply and outdoor lighting. To the rear of the property, there is a tandem tarmac driveway providing off street parking for multiple vehicles, along with the added advantage of an electric vehicle charging point.

The property is conveniently located within close proximity to local amenities and reputable schools, with excellent transport links including regular bus routes to and from Wakefield city centre and easy access to the M1 motorway network, making it ideal for commuters.

Only a full internal inspection will fully reveal the quality and appeal of this superb home, which is highly recommended.

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. The entrance hall features a central staircase with handrail leading to the first floor landing, with three doors providing access to the living room, downstairs WC and kitchen diner.

DOWNSTAIRS W.C.

4'7" x 3'4" [1.41m x 1.02m]  
Fitted with a pedestal wash basin with mixer tap and tiled splashback, and a low flush WC. There is a centrally heated radiator and a UPVC double glazed frosted window to the front aspect.

LIVING ROOM

11'6" x 14'8" [3.53m x 4.49m]  
A spacious dual aspect room with a UPVC double glazed window to the front elevation and a boxed UPVC double glazed window to the side, incorporating a built in window seat with storage beneath. There is a central heating radiator and a door providing access to the understairs storage cupboard, which benefits from lighting.



KITCHEN DINER

10'5" x 16'0" [max] x 14'7" [min] [3.20m x 4.90m [max] x 4.47m [min]]  
A modern fitted kitchen comprising a range of wall and base units with high gloss finishes, laminate work surfaces and matching upstands with tiled splashbacks. Features include a 1½ stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob, glass splashback and cooker hood over, integrated washing machine, and integrated 50/50 fridge freezer. A wall mounted combination boiler is housed within one of the cupboards. The room benefits from UPVC double glazed French doors to the side aspect, along with additional dual aspect windows to the front and side, and a central heating radiator.

FIRST FLOOR LANDING

The first floor landing has a central heating radiator and provides access to three bedrooms and the house bathroom, as well as loft access.

BEDROOM ONE

10'5" x 10'2" [max] x 9'1" [min] [3.19m x 3.11m [max] x 2.78m [min]]  
UPVC double glazed window to the front elevation, central heating radiator, fitted double wardrobe, and an additional single wardrobe over the bulkhead with lighting. A door leads to the en suite.



EN SUITE SHOWER ROOM

4'9" x 8'3" [1.47m x 2.53m]  
Comprising a three piece suite including a large shower cubicle with glass sliding door and mixer shower, pedestal wash basin with mixer tap, and low flush WC. Part tiled walls, extractor fan, central heating radiator, and a UPVC double glazed frosted window to the front elevation.



BEDROOM TWO

11'7" x 8'2" [max] x 10'2" [min] [3.54m x 2.49m [max] x 3.12m [min]]  
A dual aspect room with UPVC double glazed windows to the front and side elevations, and a central heating radiator.



BEDROOM THREE

8'5" x 6'3" [2.57m x 1.91m]  
UPVC double glazed window to the side elevation and a central heating radiator.



BATHROOM

7'4" x 5'2" [2.25m x 1.59m]  
Fitted with a three piece suite comprising a panelled bath with mixer tap and shower over, glass shower screen, pedestal wash basin with mixer tap, and low flush WC. Part tiled walls, extractor fan, central heating radiator, and a UPVC double glazed frosted window to the side elevation.



OUTSIDE

Externally, to the front of the property there is a central paved pathway leading to a UPVC covered porch, with a low maintenance pebbled garden to one side and an attractive lawned garden to the other. To the rear, there is a double tandem tarmac driveway providing off street parking for two vehicles, along with an EV charging point mounted to the wall. A timber gate provides access to the side and rear garden. The enclosed rear garden features a two-tier paved patio area, ideal for outdoor dining and entertaining, with a water point located beneath the kitchen window. There are railway sleeper edged borders and steps leading up to a well-maintained lawn with planted borders and low maintenance wood chip edging to the rear. The garden is fully enclosed by brick walls and timber fencing, and benefits from external lighting.



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.