Richard Kendall Estate Agent

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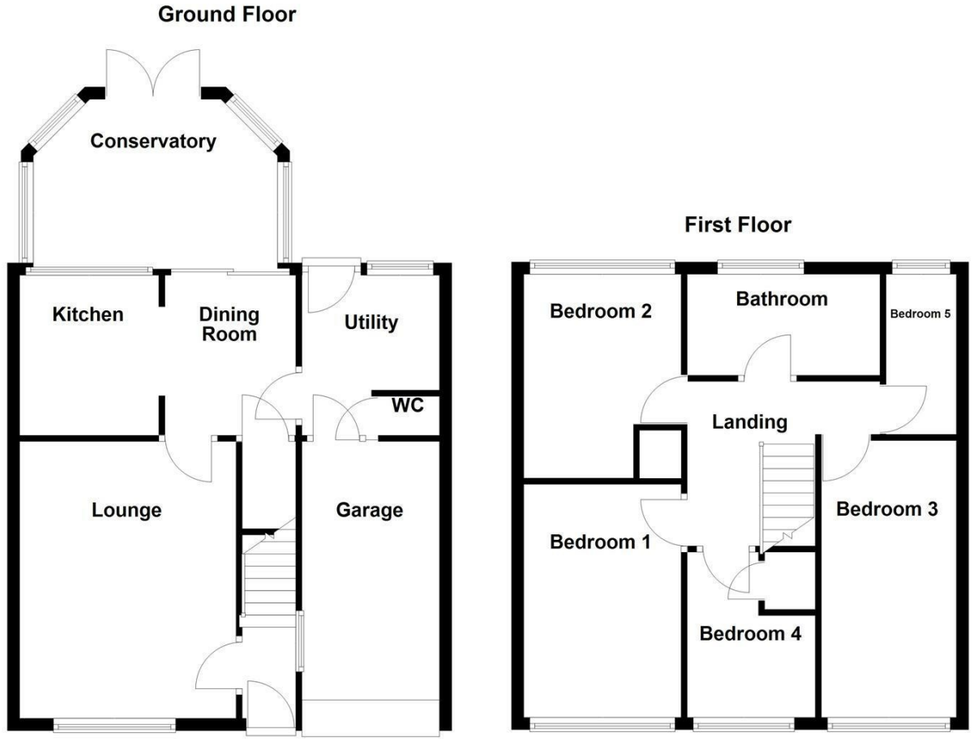
51 Sycamore Copse, Wakefield, WF2 8DQ

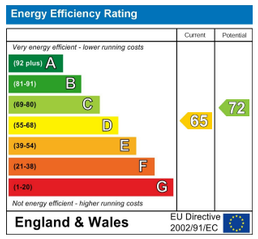
For Sale Freehold £240,000

Situated within a cul-de-sac is this extended five bedroom semi-detached property, offering spacious and versatile accommodation ideal for family living. The property benefits from driveway parking, a garage, and enclosed gardens to the front and rear.

The accommodation briefly comprises an entrance hall, a well-proportioned lounge, a modern kitchen, dining room, utility room, downstairs WC, and a conservatory. To the first floor, the landing provides access to five bedrooms and a four-piece family bathroom. Externally, the property enjoys well maintained gardens along with ample off-street parking via a private driveway. Conveniently located, the home is ideally positioned for a range of local shops, amenities, and supermarkets, while also offering excellent access to the motorway network for commuters.

Early viewing is highly recommended.





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
Entry is gained via a front UPVC door leading into the main hallway, featuring a central heating radiator and access to the ground floor accommodation.

LOUNGE
14'9" x 11'7" (4.52m x 3.54m)
A well proportioned reception space with UPVC double glazed windows to the front elevation, central heating radiator, and a feature fireplace with surround. A doorway provides access through to the dining room.

KITCHEN
8'5" x 7'0" (2.58m x 2.14m)
Fitted with a range of wall and base units, integrated dishwasher, and a central heating radiator. Opening into the dining room, UPVC sliding doors lead into the conservatory, while additional benefits include useful understairs storage and a side door providing access to the utility room.

UNDERSTAIRS STORAGE
8'7" x 7'5" (2.62m x 2.28m)
A practical storage area offering useful additional space.

UTILITY ROOM
8'10" x 7'3" (2.71m x 2.23m)
Featuring a UPVC window and door to the rear elevation, plumbing for a washing machine and dryer, stainless steel sink unit, and additional wall and base units. Provides access to the downstairs WC.

DOWNSTAIRS W.C.
3'10" x 2'5" (1.17m x 0.75m)
Fitted with a low flush WC and wash hand basin.

INTEGRAL GARAGE
15'8" x 7'4" (4.80m x 2.26m)
With an up-and-over door to the front elevation, benefitting from power and lighting.

CONSERVATORY
9'1" x 13'1" (2.78m x 4.0m)
A versatile additional living space with UPVC windows to the rear and side elevations and UPVC French doors leading out to the garden. Suitable for use as a sitting room, playroom, or home office.

FIRST FLOOR LANDING
To the first floor, there is access to five bedrooms and the family bathroom.

BEDROOM ONE
9'2" x 8'5" (2.81m x 2.58m)
UPVC double glazed window and central heating radiator.

BEDROOM TWO
7'7" x 8'5" (2.33m x 2.59m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
14'5" x 7'3" (4.41m x 2.22m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM FOUR
8'11" x 6'1" (2.73m x 1.87m)
UPVC double glazed window to the front elevation, central heating radiator, and built-in storage cupboard over the stairs.

BEDROOM FIVE
8'9" x 3'8" (2.67m x 1.14m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM
10'4" x 5'5" (3.16m x 1.66m)
Fitted with a four piece suite comprising a corner shower cubicle, panelled bath, wash hand basin, and low flush WC. Additional features include a frosted UPVC window to the rear elevation, ladder style radiator, inset spotlights to the ceiling, and fully tiled walls.

OUTSIDE
Externally, the front of the property offers a low maintenance garden and driveway providing off-street parking. To the rear is a low maintenance garden with decking and patio areas, all enclosed by timber fencing.

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.