Richard Kendall Estate Agent

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16 Leeds Road, Wakefield, WF1 3JL

For Sale Freehold £225,000

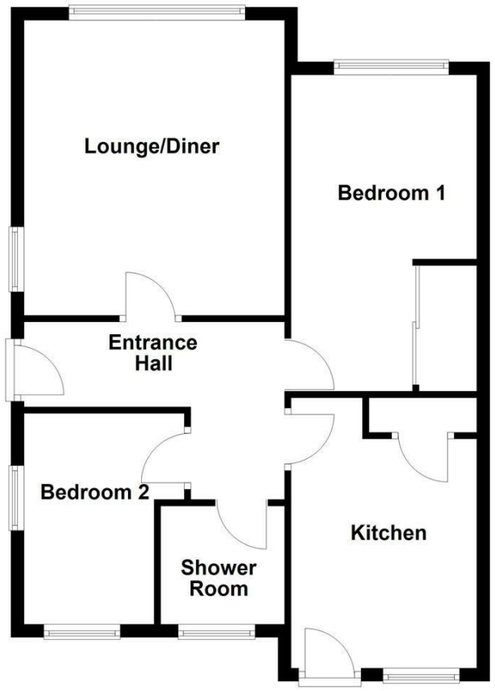
Occupying a generous corner position is this well appointed and attractive two bedroom semi detached bungalow, offering excellent potential for extension or further development, subject to the necessary consents.

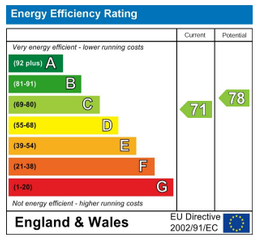
Benefitting from UPVC double glazing and gas central heating throughout, the accommodation briefly comprises an entrance hallway, spacious lounge, contemporary fitted kitchen, two well proportioned bedrooms, and a modern shower room. Externally, the property enjoys a low maintenance artificial lawned garden to the front with attractive planted borders, a further low maintenance side garden, and an enclosed rear garden providing a private outdoor space ideal for relaxation and entertaining.

Situated in a prime part of Wakefield, the property is perfectly placed for access to a range of local amenities including shops, well regarded schools, and nearby bus routes. Wakefield city centre, train stations, and motorway links including the M1 and M62 are all within easy reach, making this an ideal location for commuters.

Offered to the market with no onward chain, this property presents an excellent opportunity for working professionals or those looking to downsize. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Ground 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 side entrance door leading into the entrance hall. Radiator, loft access with pull down ladder, coving to the ceiling and laminate flooring. Doors provide access to the lounge, two bedrooms, kitchen and shower room.

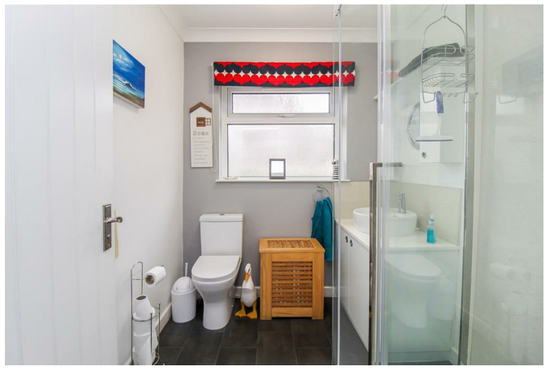
LOUNGE/DINER
14'11" x 12'11" (4.55m x 3.95m)
UPVC double glazed window to the front and one to the side, both with secondary glazing in place. Coving to the ceiling, two radiators, wood laminate flooring and a multi-fuel burner with tiled hearth.

KITCHEN
12'5" (max) x 8'10" (3.81m (max) x 2.71m)
Fitted with a contemporary range of grey gloss wall and base units with feature quartz work surfaces incorporating a stainless steel sink and drainer with mixer tap, four ring gas hob with stainless steel cooker hood and quartz splashback, and plumbing for an automatic washing machine. Integrated microwave, oven, and grill, quartz breakfast bar area and space for a fridge and freezer. Double glazed UPVC window to the rear and UPVC door providing access to the rear garden. Coving to the ceiling and door to pantry.

BEDROOM ONE
14'8" x 8'11" (4.48m x 2.72m)
UPVC double glazed window to the front with secondary glazing in place, radiator, coving to the ceiling, laminate flooring and fitted double wardrobe with sliding mirrored doors to one wall.

BEDROOM TWO
8'1" (max) x 6'0" (min) x 10'5" (2.48m (max) x 1.85m (min) x 3.18m)
UPVC double glazed windows to the side and rear, coving to the ceiling, radiator and laminate flooring.

SHOWER ROOM/W.C.
6'5" x 7'2" (1.96m x 2.19m)
Fitted with a contemporary suite comprising a wash basin set into a work surface with base units beneath, low flush w.c. and a walk-in shower with mixer shower and separate attachment. Coving to the ceiling, tiled effect flooring, heated chrome towel radiator and frosted double glazed UPVC window to the rear.



OUTSIDE
To the front, there is a low-maintenance Astroturf garden with planted shrubs bordering. To the side, a low-maintenance flagged garden area. To the rear, a low maintenance stone-pebbled garden with plants, trees, and shrubs, as well as a detached outhouse for storage purposes.

PLEASE NOTE
There is potential to create off street parking (subject to obtaining any necessary council consent).

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.