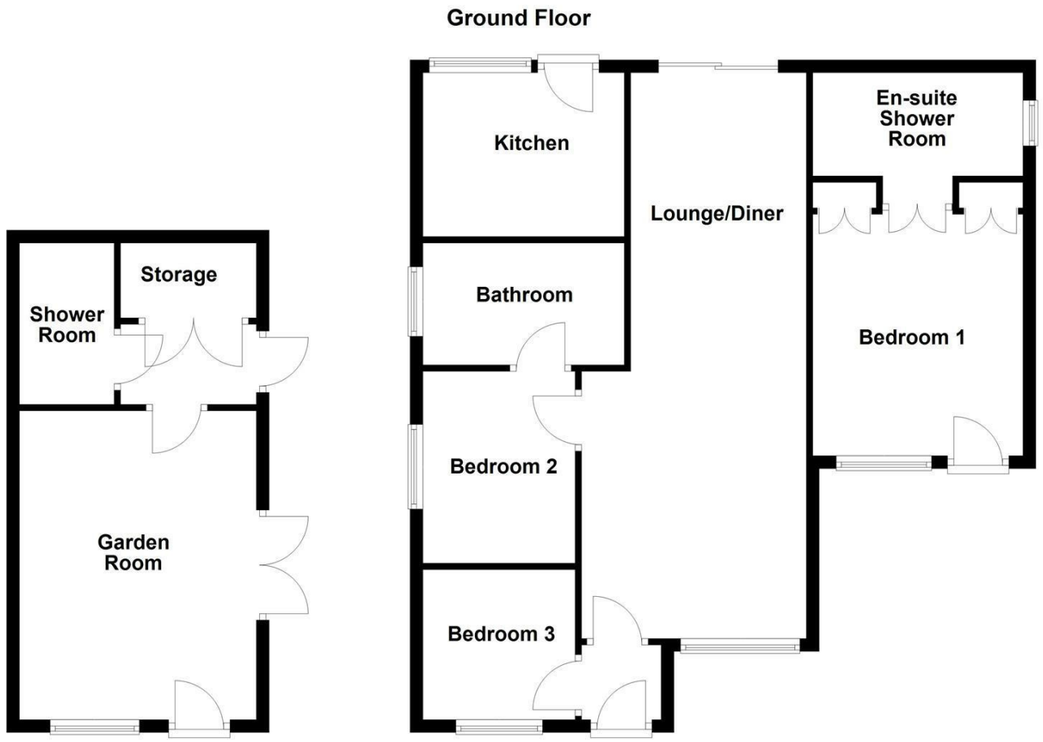
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



11a Cleveland Avenue, Lupset Park, Wakefield, WF2 8LE

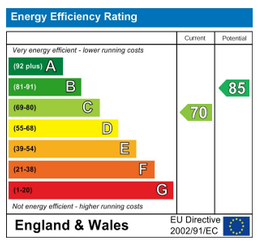
For Sale Freehold £365,000

Situated in the highly desirable location of Lupset Park is this modern and well presented three bedroom detached true bungalow offered to the market with no onward chain and benefitting from underfloor heating, a spacious lounge/diner, 'secret' en suite and an attractive garden with substantial and versatile garden room. The property further benefits from fibre internet, ensuring fast and reliable connectivity for work or leisure. In addition, it is equipped with an advanced alarm system that integrates heat and smoke sensors alongside the traditional burglar alarm function, allowing for full monitoring and control via a mobile app.

The property briefly comprises an entrance porch leading into the spacious lounge/diner creating an inviting central family hub with access to the kitchen, three bedrooms (the principal bedroom with 'secret' en suite shower room') and four piece bathroom. To the front of the property is a shrub garden and paved driveway leading through double cast iron gates providing off road parking for two vehicles. To the rear is an attractively presented garden with a patio area and central lawn and steps leading up a further generous lawned garden with non-step access to the additional lawned garden. There is access to a detached garden room.

Situated between Wakefield and Horbury, the property is ideally located for two local schools, as well as shops and amenities. It is also only a short drive away from the M1 motorway network for those commuting further afield.

Only a full internal inspection will reveal the quality home on offer at this home and an early viewing comes 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 PORCH

LOUNGE/DINER

32'9" x 12'2" (10m x 3.73m)

A light and airy central family hub with UPVC double glazed window to the front, UPVC double glazed patio doors to the rear garden, spotlights, underfloor heating controlled by a smart thermostat and feature fire with hearth and surround. Doors to two bedrooms and the bathroom with an opening leading into the kitchen.

KITCHEN

10'7"x 8'9" (3.24mx 2.68m)

Range of wall and base units with granite work surface over and splash backs incorporating a sink and drainer with mixer tap, integrated washing machine, integrated double oven with four ring gas hob and cooker hood over, UPVC double glazed window and door to the rear, laminate flooring and underfloor heating controlled by a smart thermostat.

BEDROOM THREE

9'6" x 7'11" (2.91m x 2.42m)

UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO

11'2" x 8'0" (3.42m x 2.44m)

UPVC double glazed window to the side, central heating radiator and door to the bathroom.

BATHROOM/W.C.

10'7" x 6'0" (3.24m x 1.83m)

Four piece suite comprising freestanding bath with mixer taps and shower attachment, corner shower cubicle, wash hand basin and low flush w.c. Heated towel radiator, UPVC double glazed frosted window to the side, fully tiled walls and floor.

BEDROOM ONE

12'9" x 10'11" (3.91m x 3.33m)

UPVC double glazed window and door to the front, laminate flooring with underfloor heating controlled by a smart thermostat, fitted wardrobe and access to a "secret" shower room.

EN SUITE SHOWER ROOM/W.C.

10'11" x 4'11" (3.33m x 1.51m)

Four piece suite comprising corner bath with shower attachment and shower screen, accessible walk in wet room style shower, wash hand basin and low flush w.c. UPVC double glazed frosted window to the side, heated towel radiator, tiled walls and floor.

OUTSIDE

To the front of the property is a shrub garden and paved driveway leading through double cast iron gates providing off road parking for two vehicles. To the rear is an attractively presented garden with a patio area and central lawn and steps leading up a further generous lawned garden with non-step access to the additional lawned garden. There is access to a detached garden room.

GARDEN ROOM

15'11" x 10'11" (4.86m x 3.33m)

Versatile space which could be used as a work from home space with power, light, UPVC double glazed window and door to the front, UPVC double glazed French doors to the side and door leading into an inner hallway. There is also an ethernet cable pre-installed from the garden room to the main house to allow the provision of high speed internet in the garden Room.

HALLWAY

Double doors to a storage area, door to the shower room and side door to the rear garden.

SHOWER ROOM/W.C.

7'2" x 4'0" (2.2m x 1.24m)

Three piece suite comprising shower cubicle, wash hand basin and low flush w.c.

COUNCIL TAX BAND

The council tax band for this property is D.

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.