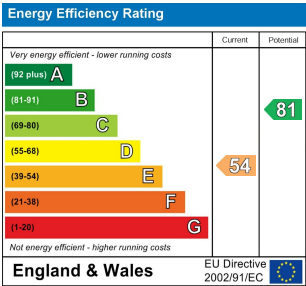


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



218 Bradford Road, Wakefield, WF1 2BA

For Sale Freehold £500,000

Situated in the sought after area of Wrenthorpe is this generously proportioned three bedroom detached family home. While the reception spaces would benefit from some cosmetic updating, the property boasts three well presented bedrooms, a substantial plot with lawned and tarmac areas, a large detached double garage with off road parking, and the added benefit of granted planning permission for a double storey rear extension, making this a property not to be missed.

The accommodation briefly comprises an entrance porch leading into an inner hallway with access to a storage cupboard, downstairs w.c., sitting room, living room, kitchen and stairs leading to the first floor. The kitchen opens through to the dining room and provides access to the rear of the property, along with a useful utility/storage cupboard. To the first floor, the landing provides loft access, a further storage cupboard, and doors to three good sized bedrooms and the house bathroom. Externally, the wrap-around garden is generously lawned and has been recently re-turfed. To the rear is a tarmac patio area, ideal for outdoor dining and entertaining, along with a tarmac driveway providing off road parking for up to four vehicles. This leads to a substantial detached double garage, which benefits from power, lighting, plumbing and an upper level offering potential for conversion to an annex or workspace [subject to the relevant consents]. The property is enclosed by a combination of timber fencing and walls, with both timber and wrought iron gates providing secure access.

Wrenthorpe is an excellent location for a range of buyers, particularly growing families, with shops and schools for all age groups within walking distance. The area is well served by local bus routes, and nearby Wakefield offers two train stations providing links to major cities including Leeds, Manchester and London. The M1 motorway is also only a short distance away, ideal for commuters.

Only a full internal inspection will truly reveal the potential on offer at this impressive home, and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE PORCH

An entrance porch with a timber framed frosted glass panel door leads into the property, with a further timber ramed glazed door opening into the inner hallway.

HALLWAY

Coving to the ceiling, stairs providing access to the first floor landing, two central heating radiators and doors leading to a storage cupboard, downstairs w.c., living room, sitting room and kitchen.

KITCHEN

8'10" x 10'4" [2.70m x 3.16m]

The kitchen is fitted with a range of wall and base shaker style units with laminate work surfaces over, incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks, a four ring gas hob with stainless steel extractor hood above, integrated double oven, integrated dishwasher and space for a fridge freezer. Timber framed single pane window overlooking the rear elevation and a timber framed frosted glass door to the side. There is also access to a utility cupboard and an opening through to the dining room.



UTILITY

3'1" x 4'7" [0.96m x 1.42m]

A single pane frosted timber-framed window to the side and provides space and plumbing for a washing machine. The Glow-worm boiler is also housed within this cupboard.

DINING ROOM

16'9" [max] x 8'8" [min] x 3'6" [5.13m [max] x 2.65m [min] x 1.07m]

A UPVC flush casement double glazed windows with astragal bars and brass finish handles to the rear, spotlighting and a central heating radiator.



W.C.

4'1" [max] x 4'8" [min] x 2'8" [1.26m [max] x 1.44m [min] x 0.83m]

A frosted UPVC double glazed window to the front elevation, spotlighting and a central heating radiator. A low flush w.c. and a wall mounted wash basin with mixer tap and part tiled walls.

SITTING ROOM

14'5" [max] x 12'11" [min] x 6'8" [4.40m [max] x 3.95m [min] x 2.04m]

A UPVC flush casement double glazed windows with astragal bars and brass finish handles to the front elevation, coving to the ceiling, partial spotlighting and a central heating radiator. There is a fireplace with marble hearth and wooden surround and mantel.



LIVING ROOM

14'5" [max] x 13'1" [min] x 6'6" [4.40m [max] x 4.00m [min] x 2.00m]

A UPVC flush casement double glazed windows with astragal bars and brass finish handles to the side elevation, an open fireplace with marble hearth and wooden surround and mantel, coving to the ceiling, partial spotlighting and a central heating radiator.

FIRST FLOOR LANDING

Coving to the ceiling, a UPVC double glazed window to the front elevation, a central heating radiator, partial spotlighting and a full height single pane stained glass timber framed window to the side. Doors lead to the bedrooms and house bathroom.

BATHROOM/W.C.

9'6" [max] x 10'3" [min] x 7'4" [2.90m [max] x 3.13m [min] x 2.25m]

Frosted timber framed single pane windows to the rear elevation, a central heating radiator and spotlighting. A low flush w.c., pedestal wash basin, panelled bath with tiled surround and a separate shower cubicle with mains fed shower and glazed screen. There is also access to a useful storage cupboard.



BEDROOM ONE

14'5" [max] x 13'2" [min] x 6'8" [4.40m [max] x 4.02m [min] x 2.05m]

Coving and dimmable spotlighting to the ceiling, wall light connections over the bed, a central heating radiator and a UPVC flush casement double glazed windows with astragal bars and brass finish handles to the side elevation.



BEDROOM TWO

14'5" [max] x 13'0" [min] x 6'10" [4.40m [max] x 3.98m [min] x 2.10m]

A UPVC flush casement double glazed windows with astragal bars and brass finish handles to the front elevation, coving and dimmable spotlighting to the ceiling and an anthracite column style central heating radiator.



BEDROOM THREE

8'8" [max] x 12'0" [min] x 10'4" [2.65m [max] x 3.66m [min] x 3.17m]

Coving and dimmable spotlighting to the ceiling, a UPVC flush casement double glazed windows with astragal bars and brass finish handles to the rear elevation and a central heating radiator.



OUTSIDE

To the front and sides of the property is a generous wrap-around lawned garden, recently enclosed with timber fencing and gated access. To the rear, there is a tarmac patio area ideal for outdoor dining and entertaining, along with a tarmac driveway providing off street parking for up to four vehicles. The driveway leads to a detached double garage with power, lighting and plumbing, along with an additional annexed space above, offering excellent potential for refurbishment, multigenerational living or a home office.

PLANNING PERMISSION

The property has planning permission granted for a double storey rear extension. Ref: 25/00818/FUL

COUNCIL TAX BAND

The council tax band for this property is F.

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.