Richard Kendall Estate Agent

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9 Cleveland Avenue, Lupset Park, Wakefield, WF2 8LE

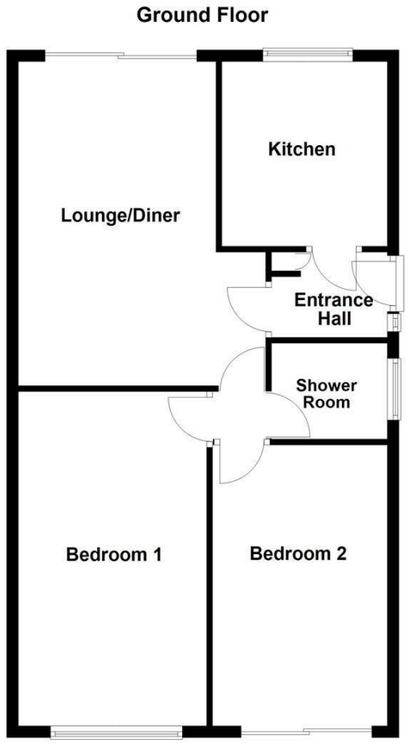
For Sale Freehold Offers In The Region Of £300,000

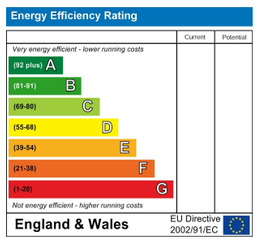
Set back from the main roadside, this well maintained and extended two double bedroom detached bungalow features timber framed windows throughout and gas central heating.

The accommodation comprises an entrance hall, kitchen, a spacious lounge/diner, inner hallway, two double bedrooms, and a shower room. Outside, the property offers an attractive front garden laid to lawn with mature plants, trees, and shrubs, along with a long block paved driveway to the side providing ample off road parking and leading to a detached brick built garage with an electric door. To the rear, there is a low maintenance, fully block paved garden.

The property is well placed for local amenities, including shops and schools, with a nearby bus route and convenient access to major road networks.

Offered for sale with no onward chain, this represents an ideal home for buyers looking to place their own stamp on a property. 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
Side entrance door with window panel opening into the entrance hall, central heating radiator. Doors into the kitchen and the lounge/diner.

KITCHEN
8'8" x 8'5" (2.65m x 2.57m)
Double glazed timber framed window to the front, tiled floor. A range of wall and base units with worktops over, 1 1/2 sink and drainer with mixer taps, four ring electric hob. Plumbing for washing machine, integrated microwave, integrated oven and grill.

LOUNGE/DINER
18'1" x 14'1" (max) x 11'2" (min) (5.52m x 4.31m (max) x 3.41m (min))
Triple glazed timber framed sliding door to the front, central heating radiator, coving to the ceiling, gas fire with an attractive full marble surround.

INNER HALLWAY
Coving to the ceiling and doors to two bedrooms and the shower room.

BEDROOM ONE
10'8" x 18'8" (3.27m x 5.7m)
Double glazed timber framed window to the rear, central heating radiator, coving to the ceiling, loft access, fitted wardrobes incorporating bedside cabinets.

BEDROOM TWO
8'11" x 16'4" (2.74m x 4.98m)
Double glazed timber framed sliding patio door to the rear, central heating radiator, coving to the ceiling, dado rail.

SHOWER ROOM
5'6" x 6'3" (1.68m x 1.92m)
Double glazed timber frosted window to the side, coving to the ceiling, chrome heated towel rail, fully tiled walls and floor. A four piece suite comprising of a low flush W.C., pedestal wash basin, bidet and a corner shower cubicle with mixer shower.

OUTSIDE
The front of the property has a lawned garden with plants, trees, and shrubs bordering. To the side is a decorative block paved driveway providing ample off street parking, leading to a larger than average detached garage with electric door. To the rear of the property is an attractive block paved garden with rockery and steps leading up to a further patio area.

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.

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.