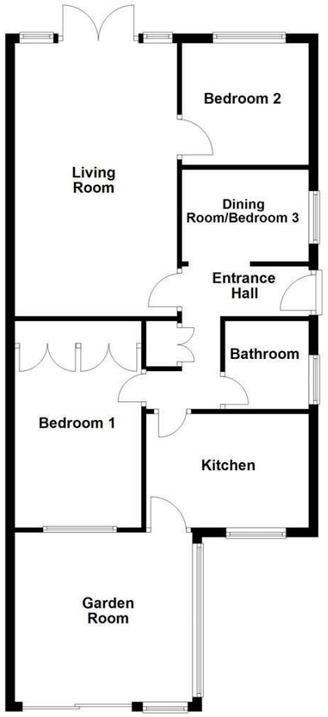
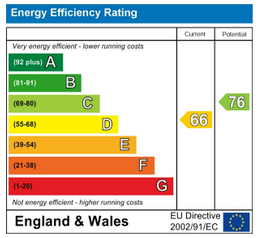
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

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.

4 Cleveland Garth, Lupset Park, Wakefield, WF2 8LP

For Sale Freehold £360,000

Superbly appointed throughout, this stunning three bedroom detached bungalow offers contemporary accommodation finished to an exceptional standard. Benefiting from modern décor, gas central heating and double glazing.

The property briefly comprises: entrance hall, spacious living room, bedroom two, versatile dining room/bedroom three (currently open to the hallway but could easily be reinstated as a third bedroom), principal bedroom, stylish modern kitchen, contemporary bathroom, and a beautifully designed garden room. Externally, the property features a large block paved driveway providing ample off street parking with a galvanised steel carport leading to a detached garage. To the rear is a generous, well maintained lawned garden offering a high degree of privacy incorporating a Yorkshire stone flagged patio area and a timber framed summer house, perfect for outdoor entertaining.

Situated in a highly regarded area of Wakefield, the property is well placed for local amenities including shops, schools and bus routes, as well as providing excellent access to the motorway network for those commuting further afield.

An early viewing is highly recommended to fully appreciate the quality of accommodation and high specification on offer, ideally suited to couples or those looking to downsize.

ACCOMMODATION

ENTRANCE HALL
UPVC entrance door into a welcoming hallway with a radiator and solid oak flooring. Includes loft access, a storage cupboard and doors to the living room, dining room/bedroom three, bedroom one, kitchen and bathroom.

LIVING ROOM
19'2" x 11'4" (5.86m x 3.46m)
A bright and spacious living room featuring a gas fire with an attractive full limestone fire surround, radiator and double glazed UPVC French doors to the front with side window panels. Includes recessed ceiling spotlights, carpeted flooring and a door leading through to bedroom two.

BEDROOM TWO
9'0" x 7'8" (2.75m x 2.35m)
Radiator, carpeted flooring and UPVC double glazed window to the front elevation.

DINING ROOM/BEDROOM THREE
9'1" x 6'11" (2.78m x 2.12m)
Radiator, solid wood flooring and UPVC double glazed window to the side elevation.

BATHROOM/W.C.
5'9" x 6'0" (1.77m x 1.83m)
A modern suite comprising low flush w.c., wash basin with pedestal and bath with shower over. Heated chrome towel radiator, fully tiled walls and vinyl floor, and a UPVC double glazed frosted window to the side.

KITCHEN
8'1" x 11'5" (2.47m x 3.49m)
A stylish modern kitchen fitted with a range of wall and base shaker style units with laminate work surfaces and tiled splashback. Includes an inset 1.5 stainless steel sink and drainer, integrated oven and grill, four ring electric hob with stainless steel splashback and filter hood over, and an integrated combi microwave. Space for a dishwasher, fridge, and freezer. Radiator, recessed ceiling spotlights, laminate flooring and a UPVC double glazed window to the rear. A door provides access to the garden room.

BEDROOM ONE
12'7" x 8'10" (3.86m x 2.71m)
A generous double bedroom with a radiator, UPVC double glazed window to the rear, carpeted flooring, fitted dressing table and fitted wardrobes across one wall.

GARDEN ROOM
10'7" x 12'1" (3.24m x 3.69m)
A superb addition to the home, offering a relaxing space with UPVC double glazed sliding doors to the rear and side window panels. Includes an additional UPVC window to the side, a radiator, recessed ceiling spotlights and engineered brushed oak flooring.

OUTSIDE
To the front, a block paved driveway provides ample off street parking and leads to a concrete sectional detached garage with up and over door, new roof, sheltered by a large steel carport. The garage incorporates plumbing for an automatic washing machine and space for a dryer with work top surface over. The front garden features Astroturf borders and mature planting. To the rear, a spacious and private lawned garden offering a high degree of privacy and incorporates Yorkshire stone paved patio areas, ideal for outdoor dining and entertaining.

SUMMERHOUSE
7'11" x 11'9" (2.42m x 3.59m)
A versatile timber framed structure, suitable for a variety of uses such as a home office, studio or relaxation space.

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

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.