Richard Kendall Estate Agent

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# 16 Carnlea Grove, Wakefield, WF2 7RZ

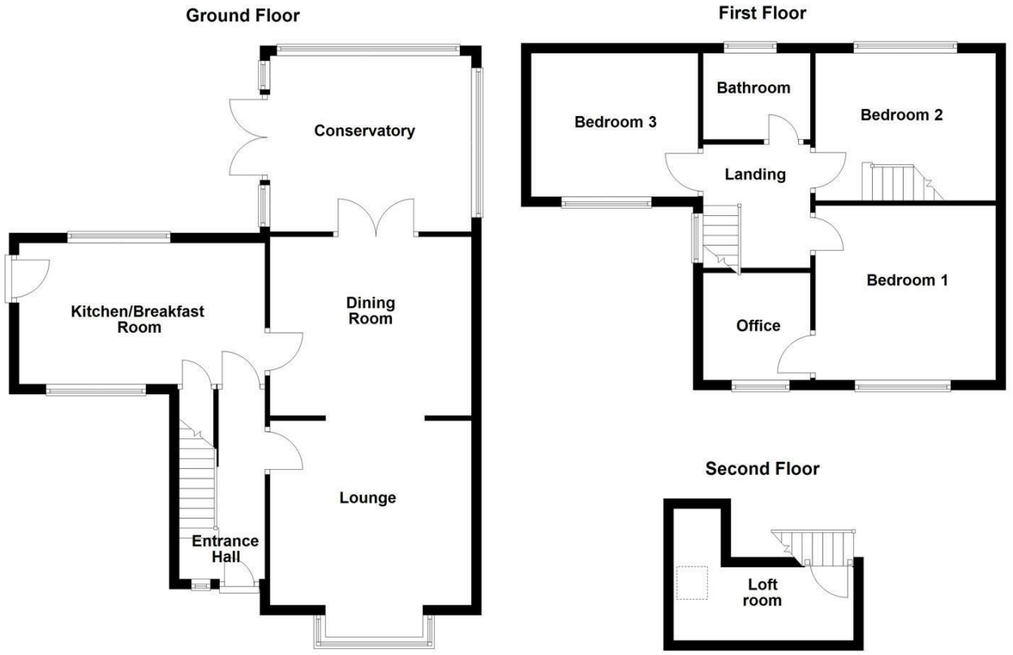
## For Sale Freehold Offers Over £290,000

Occupying a pleasant corner position, this superbly appointed and deceptively spacious three bedroom semi detached home benefits from a two storey side extension, a large conservatory to the rear and a generous rear garden.

The well planned accommodation briefly comprises of an entrance hallway, breakfast kitchen, dining room, lounge and a spacious conservatory. To the first floor are three well proportioned bedrooms (Bedroom One incorporating an adjoining office room, which could be utilised for a variety of purposes), together with the house bathroom. In addition, a staircase from Bedroom Two provides access to a useful loft room. Externally, the property enjoys gated access to a low maintenance patterned concrete garden to the front, along with a driveway providing ample off street parking and leading to a detached garage with up-and-over door. To the rear is an enclosed lawned garden incorporating patterned concrete patio and timber decked seating areas, ideal for outdoor entertaining.

Situated within a popular residential area, the property is well placed for local amenities including shops, reputable schools and nearby parkland. Excellent public transport links are close at hand, together with convenient access to the town centre and Junction 39 of the M1 motorway.

A fantastic family home which truly must be viewed in order to fully appreciate the space and versatility of accommodation on offer.

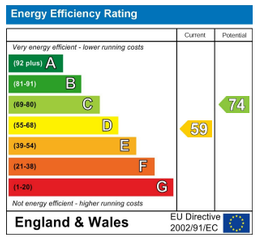



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
Entrance door leading into the entrance hall, which has stairs rising to the first floor landing, coving to the ceiling and a double glazed window to the front. There is a useful storage cupboard and doors leading to the lounge and breakfast kitchen.

### KITCHEN/BREAKFAST ROOM
10'5" x 16'11" (3.19m x 5.17m)
Fitted with a comprehensive range of wall and base units incorporating a sink and drainer unit with complementary work surfaces and splashback tiling. Integrated appliances include an oven and grill, four-ring gas hob with cooker hood above, dishwasher, fridge, freezer and automatic washing machine. There is a radiator, recessed spotlights to the ceiling, double glazed windows to both the front and rear elevations, and a door to the side. A further door provides access to a storage cupboard housing the boiler, and an additional door leads through to the dining room.

### DINING ROOM
12'5" x 10'5" (3.81m x 3.18m)
Featuring an electric fire with marble back and hearth and decorative surround, coving to the ceiling, radiator and laminate flooring. A square archway opens into the lounge, and French doors lead into the conservatory.

### LOUNGE
13'6" x 12'1" (4.12m x 3.69m)
A well proportioned reception room with double glazed UPVC bay window to the front elevation, radiator and coving to the ceiling. There is a door returning to the hallway, open access back to the dining room, and French doors leading into the conservatory.

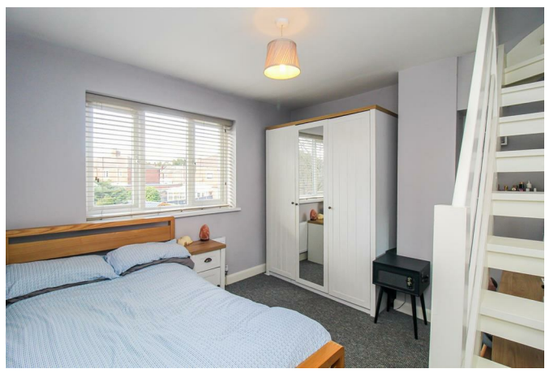
### CONSERVATORY
12'2" x 13'9" (3.73m x 4.21m)
Having a solid roof with inset spotlights, double glazed UPVC windows to the rear and both side elevations, and French doors opening to the side. The room also benefits from laminate flooring and a radiator.

### FIRST FLOOR LANDING
To the first floor, the landing has doors leading to three bedrooms and the house bathroom, along with a double glazed UPVC frosted window to the side.

### BEDROOM ONE
11'6" x 9'11" (3.51m x 3.03m)
Fitted wardrobes to one wall, central heating radiator and UPVC double glazed window to the front. A door leads into the office room.

### OFFICE
7'10" x 7'10" (2.39m x 2.39m)
UPVC double glazed window to the front, central heating radiator. This room could alternatively be converted back into a fourth bedroom or utilised as an en suite, subject to requirements.

### BEDROOM TWO
11'2" x 10'6" (3.42m x 3.22m)
UPVC double glazed window to the rear elevation, central heating radiator. A staircase from this room leads up to the loft room.



### LOFT ROOM
10'0" x 9'4" (max) x 5'1" (min) (3.07m x 2.87m (max) x 1.57m (min))
With double glazed timber framed window to the side, spotlights to the ceiling and useful storage into the eaves. This space could be used for a variety of purposes, including office space or storage.

### BEDROOM THREE
9'1" x 8'11" (2.78m x 2.74m)
Central heating radiator and UPVC double glazed window to the front elevation.

### BATHROOM
5'10" x 7'10" (1.80m x 2.41m)
Fitted with a low flush WC, pedestal wash hand basin with splashback tiling, and panelled bath with mixer shower and separate attachment over. The walls are fully tiled around the bath area, and there is a chrome heated towel rail, spotlights to the ceiling and a double glazed frosted window to the rear.

### OUTSIDE
To the front there is gated access to a patterned concrete, low maintenance garden and a driveway providing off street parking, leading to a larger than average detached concrete sectional garage with up-and-over door. To the rear is an enclosed lawned garden with planted and fenced boundaries, a patterned concrete patio area and a timber decked seating area.

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

### 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.

### 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.