WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

33 Cleveland Grove, Lupset Park, Wakefield, WF2 8LB

For Sale Freehold £389,950

Situated in a quiet cul-de-sac, this impressive four-bedroom detached family home offers spacious accommodation and modern features throughout.

On the ground floor, the property features a welcoming entrance hall with under-stairs storage, a generous open-plan lounge and dining room with a feature fireplace and sliding patio doors opening onto the rear garden, a contemporary fitted kitchen with granite work surfaces and integrated appliances, a convenient downstairs W.C., and an integral single garage with internal access. The first floor is arranged around a galleried landing, leading to four well-proportioned double bedrooms and a stylish family bathroom with a modern three-piece suite. Externally, the property is set behind a resin driveway providing ample off-road parking, which extends to the side via double cast iron gates. The attractive front garden is complemented by an Indian stone pathway and recessed porch. To the rear, a fully enclosed garden features a large L-shaped Indian stone patio, ideal for outdoor dining, with steps leading to further seating areas and a landscaped lawn. There is a gate at the back of the garden providing access to a wooden area and the golf course.

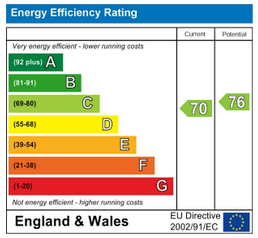
The property is ideally located within walking distance of local schools and amenities, with regular bus services providing easy access to Wakefield city centre. The M1 motorway is just a short drive away, making this an excellent choice for commuters. Early viewing is highly recommended to fully appreciate the quality and space this home has to 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
Front entrance door opens into the entrance hall, two frosted UPVC double glazed window panels to the front, central heating radiator, and a staircase with handrail leading to the first floor landing. Six doors to the kitchen, the lounge diner, the downstairs W.C., the integral single garage, and one to the understairs storage cupboard.

LOUNGE DINER
22'4" x 17'5" (max) x 10'11" (min) (6.83m x 5.32m (max) x 3.33m (min))
UPVC double glazed sliding patio door to the rear, UPVC double glazed window to the front, two central heating radiators, three ceiling roses, a living flame gas fire set on a marble heath with cast iron detailing and limestone surround.

KITCHEN
8'6" x 11'7" (2.60m x 3.55m)
UPVC double glazed window to the rear, UPVC double glazed door to the side, central heating radiator, LED strip lighting. A range of wall and base units with granite overlay work surfaces, 1½ stainless steel sink and drainer with mixer tap and swan-neck over, an integrated oven and grill, a four ring induction hob with curved glass cooker hood above, and display cabinets. Integrated full size dishwasher, and an integrated fridge built into the surround.

DOWNSTAIRS W.C.
5'6" x 2'9" (1.68m x 0.84m)
Frosted UPVC double lazed window to the side, part tiled walls. A low flush W.C. with a concealed cistern, a wash basin with mixer tap built into a vanity unit.

INTEGRAL GARAGE
16'0" x 8'7" (4.89m x 2.63m)
Two frosted UPVC double glazed windows to the side, laminate worksurface with space beneath washing machine or washer dryer, space for a freezer.

FIRST FLOOR LANDING
UPVC double glazed window to the front, loft access. Doors to four bedrooms, the house bathroom and the storage cupboard (with fitted shelving).

BEDROOM ONE
14'4" x 11'7" (4.37m x 3.54m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM TWO
10'7" x 10'7" (3.24m x 3.23m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
8'8" x 11'7" (2.65m x 3.54m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM FOUR
8'7" x 10'6" (2.63m x 3.22m)
UPVC double glazed window to the rear, central heating radiator, doors into a storage cupboard.

BATHROOM
6'8" x 7'3" (max) x 5'6" (min) (2.04m x 2.21m (max) x 1.68m (min))
Frosted UPVC double glazed window to the rear, ladder style central heating radiator, fully tiled floor and walls, spotlights, door into the boiler cupboard. A contemporary three piece suite with a curved panel bath with curved glass shower screen, mixer tap and separate electric shower over, a washbasin with mixer tap built into high gloss fronted units, and a low flush W.C. with concealed system.

OUTSIDE
To the front of the property is a resin driveway turning into a resin pathway leading to the recessed covered porch. There is an attractive lawned garden with conifer hedge borders to the right and a solid brick-built wall surrounding. The driveway leads up to the attached garage, while the resin driveway continues to the side, providing further off road parking, double cast iron gates giving access to the rear garden. The rear garden includes a large L-shaped Indian stone paved patio area, ideal for entertaining and dining, with a brick-built outhouse that has a timber door and UPVC double glazed window, offering useful storage. Steps lead up to an attractive lawned garden with a second paved seating area, then further steps lead up to another lawned garden with a third paved patio seating area at the top. The garden is fully enclosed with timber panel fencing to three sides which backs onto a wooded area and the golf course with a gate providing access to the fields for walks.

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.

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.