



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 31 Elsicker Lane, Warmfield, Wakefield, WF1 5TW

### For Sale Freehold Offers In The Region Of £275,000

A beautiful mid terrace cottage with original features such as exposed beams, stone walls, window seats and wooden door frames. Renovated to a high standard and enjoying a semi rural location within Warmfield. Enjoying open aspects, a viewing is highly recommended.

The accommodation fully comprises of kitchen, living room, cellar, sitting room, sun room and bathroom/w.c. To the first floor there are two good size bedrooms. Outside there are attractive gardens to both the front and rear with patio areas, lawn and pebbled area. In addition to the front there is a double tarmac driveway providing off road parking.

Warmfield is a popular area and it is very rare that properties in this area rarely become available to the open market. Located close to both Wakefield and Normanton with local bus routes. For those wishing to travel further afield there is a short drive to the M62 motorway.

An early viewing is highly advised on this quality home and we urge this to be at your earliest convenience to avoid disappointment.

#### IMPORTANT NOTE TO PURCHASERS

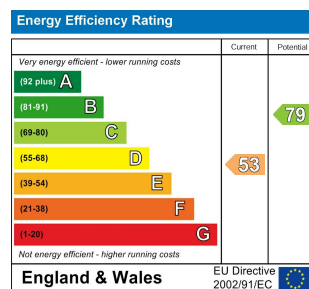
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.



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## ACCOMMODATION

### KITCHEN

20'8" x 8'4" [6.30m x 2.56m]

UPVC double glazed door. A range of wall and base units with solid wooden work surface over and tiled splashback above, ceramic Belfast sink with chrome mixer tap and swan neck, fridge and freezer (included within the dale), Range cooker with six ring gas hob, downlights, plumbing and drainer for a dishwasher, tiled floor, three UPVC double glazed windows to the front, central heating radiator, UPVC double glazed window looking into the kitchen, exposed stone door frame and solid wooden door into the living room. Built in wine racks.



### LIVING ROOM

14'4" x 14'3" [4.37m x 4.35m]

Two exposed stone walls with a stone window seat built, original exposed beams to the ceiling, four wall light points, cast iron multi fuel burner on a slate hearth with solid stone surround and exposed brick chimney breast.

Archway providing access into the sun room, central heating radiator, solid oak floor, door to the vaulted cellar, UPVC double glazed window to the rear, door into the sitting room.

### CELLAR

Single glazed window to the rear and light.

### SUN ROOM

8'6" x 7'6" [2.61m x 2.30m]

Tinted double glazed roof, UPVC double glazed windows on two sides, set of UPVC double glazed French doors to the rear garden, solid oak flooring, contemporary wall mounted radiator and power.

### SITTING ROOM

8'11" x 14'1" [2.73m x 4.30m]

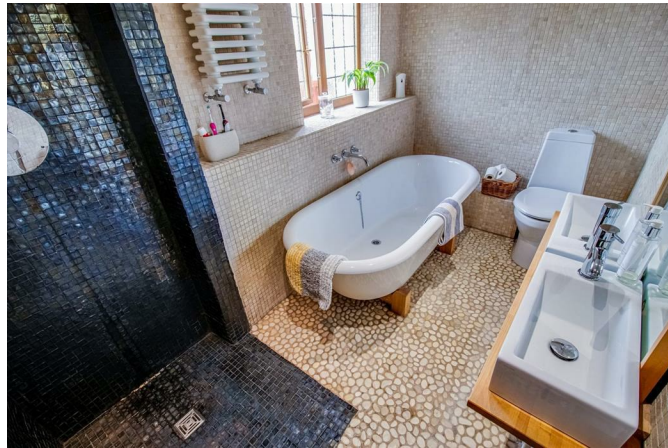
Exposed beams to the ceiling, solid wooden door leading to the bathroom/w.c. Solid wooden doors to understairs storage cupboard and to the staircase leading to the first floor landing. Two wall light points and downlights into the nook. UPVC double glazed window to the rear and central heating radiator.



### HOUSE BATHROOM/W.C.

9'6" x 5'6" [2.90m x 1.69m]

Mosaic tiled walls, pebbled floor, walk in shower with chrome rain shower head and mixer shower, freestanding roll top bath with centralised chrome mixer tap, low flush w.c., twin ceramic sinks with mixer taps built into wooden unit, contemporary radiator, wall mounted contemporary radiator, UPVC double glazed frosted window to the rear, inset spotlights and extractor fan to the ceiling.



### FIRST FLOOR LANDING

Wall light point, solid wooden doors to the bedrooms.

### BEDROOM ONE

14'2" x 14'3" [4.34m x 4.36m]

Exposed solid wooden A frame with pitched sloping roof having exposed beams, two exposed stone walls, exposed brick chimney breast with solid stone hearth, solid stone window seat to the UPVC double glazed window to the front, UPVC double glazed window to the rear, central heating radiator.



### BEDROOM TWO

14'4" x 8'11" max x 5'11" min [4.39m x 2.72m max x 1.81m min ]

UPVC double glazed window to the front elevation, two exposed stone walls, pitched sloping ceiling with exposed beams, solid stone window seat, central heating radiator.

### OUTSIDE

To the front of the property there is double timber swing gates providing access onto the double tarmac driveway as well as pedestrian cast iron gate. A paved pathway leads to the front entrance door and passed the attractive lawned garden with paved patio area, timber fencing, timber shed and privet hedges. Water point connection and outside lighting. To the rear garden there is a block paved patio area, a pebbled area, large timber shed and timber gate providing rear access. Timber panelled fence surrounds, outside lights and enjoys open aspect views of fields.



### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.