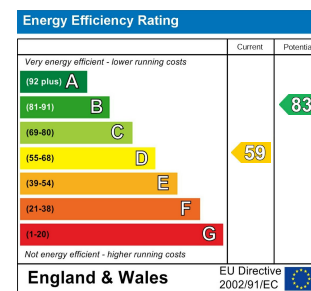
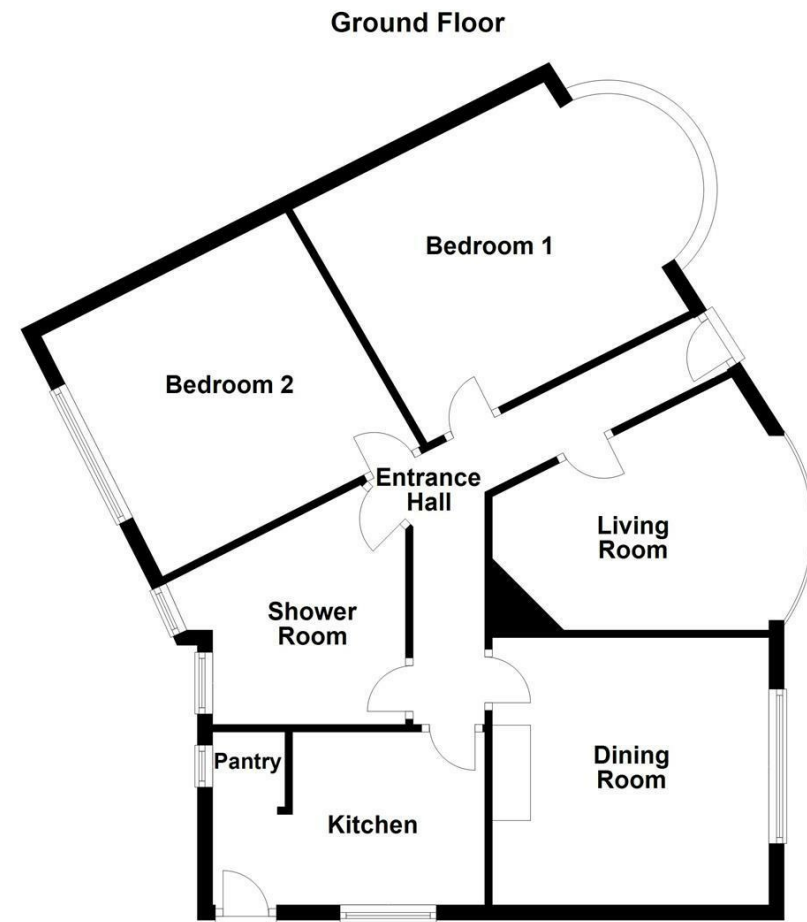




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 8 Belle Isle Drive, Wakefield, WF1 5JZ

**For Sale Freehold £300,000**

Enjoying a corner plot position is this well appointed two bedroom detached true bungalow benefitting from modern fitted kitchen, two large reception rooms, secure off road parking and expansive gardens to three sides.

With UPVC double glazing and gas central heating, the property fully comprises of the entrance hall, two double bedrooms, spacious living room with separate dining room, modern fitted kitchen with pantry cupboard and three piece suite house shower room/w.c. Outside to the front there is an enclosed lawned garden with mature trees as well as second lawned garden with concrete patio seating areas within. A concrete pathway runs to an attractive lawned side garden with planted borders and allotment style beds and fruit and blossom trees. To the rear there is a low maintenance pebbled seating area in front of a timber summerhouse and concrete driveway providing off road parking accessed through double cast iron gates.

The property is within walking distance to the local amenities and schools nearby. Local bus routes travel to and from Wakefield city centre. Sandal/Agbrigg train station is a short distance away for the commuter.

Offered to the market with no chain and vacant possession, only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes 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\*

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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.



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## ACCOMMODATION

### ENTRANCE HALL

Loft access, half timber clad walls, two central heating radiators and coving to the ceiling. Doors providing access to two bedrooms, living room, dining room, kitchen and shower room.

### LIVING ROOM

78" [min] x 11'10" [max] x 11'11" [2.36m [min] x 3.63m [max] x 3.65m] Central heating radiator, walk in curved UPVC double glazed bay window overlooking the front garden, coving to the ceiling and gas fire on a marble hearth with marble matching interior and wooden decorative surround.

### BEDROOM ONE

11'2" x 12'0" [3.42m x 3.66m]

Walk in curved bay window overlooking the front garden, coving to the ceiling and central heating radiator.



### BEDROOM TWO

11'1" x 11'7" [3.40m x 3.54m]

Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and central heating radiator.



### DINING ROOM

11'11" x 11'1" [3.64m x 3.39m]

Wood panelling with original picture rail, coving to the ceiling, UPVC double glazed window with lead inserts overlooking the front garden, central heating radiator and wooden hearth with tiled interior and original wooden surround.



### SHOWER ROOM/W.C.

4'7" [min] x 6'9" [max] x 9'8" [1.41m [min] x 2.08m [max] x 2.96m ]

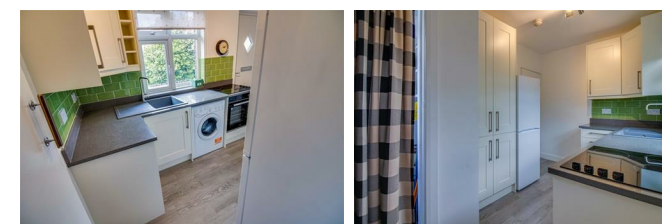
Three piece suite comprising wash basin with chrome mixer tap and tiled splash back, low flush w.c. and larger than average shower cubicle with double glass doors and electric shower within. UPVC double glazed frosted windows to the rear aspect and chrome ladder style radiator.



### KITCHEN

7'5" x 8'3" [min] x 11'7" [max] [2.28m x 2.54m [min] x 3.55m [max]]

Range of wall and base shaker style units with granite work surface over and granite upstanding with tiled splash back. Sink and drainer with swan neck mixer tap, built in wine rack, plumbing and drainage for a washing machine, space for a large fridge/freezer and UPVC double glazed window overlooking the side garden. Integrated oven and grill with four ceramic hobs, central heating radiator, laminate tiled floor, composite door to the side, an opening into the pantry cupboard housing the combi condensing boiler, fixed shelving and UPVC double glazed frosted window to the side.



## OUTSIDE

To the rear there is a double cast iron gate providing access onto a concrete driveway providing off road parking. A large timber summerhouse with double timber doors to the front and two single glazed windows with central paved pathway leading through a low maintenance seating area. There is an attractive lawned side garden with planted allotment style bed with fruit and blossom trees within. A concrete pathway leads adjacent to the side garden with privet hedges bordering opening into the larger than average front garden which is split into two sections with a concrete pathway to a circular garden with mature bushes and a cast iron gate to the side. An opening provides access into the larger lawned front garden with mature trees making it completely enclosed.



## 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.

## 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.