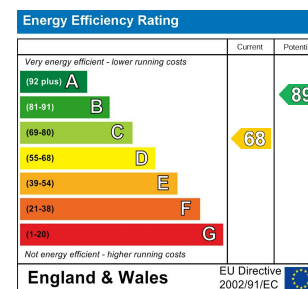
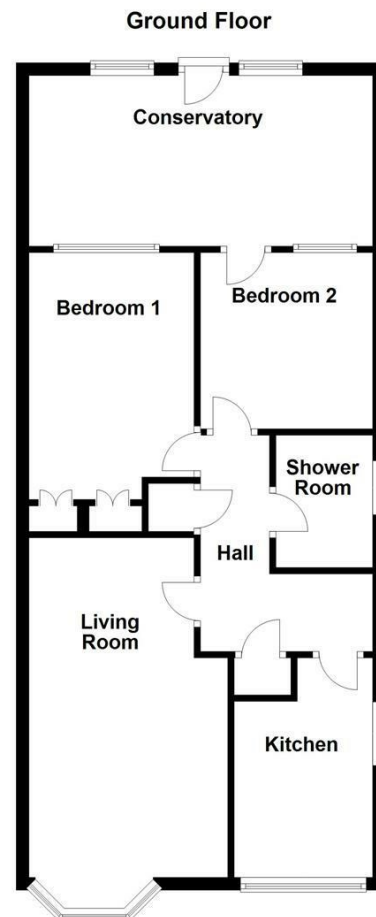




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.

55 Sycamore Copse, Wakefield, WF2 8DQ

For Sale Freehold Guide Price £200,000 - £210,000

Occupying a fantastic cul-de-sac position is this well presented two bedroom semi detached bungalow benefitting from ample driveway parking, detached garage and enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen, two bedrooms, conservatory and shower room/w.c. Externally there are low maintenance artificial lawns to the front and rear with detached garage and side driveway parking for three vehicles.

The property is ideally located for all local shops and amenities whilst being only a short drive away from nearby supermarkets. Main bus routes run to and from Wakefield city centre and the motorway network is a short drive away, perfect for those looking to travel further afield.

Ready to move into, this property would make an ideal home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door, central heating radiator, two built in storage cupboards and access to the kitchen, living room, two bedrooms and shower room.

LIVING ROOM

17'6" x 10'0" [5.34m x 3.07m]

UPVC double glazed window to the front elevation, two central heating radiators and feature electric fireplace with wood surround.



KITCHEN

11'5" x 7'0" [3.49m x 2.15m]

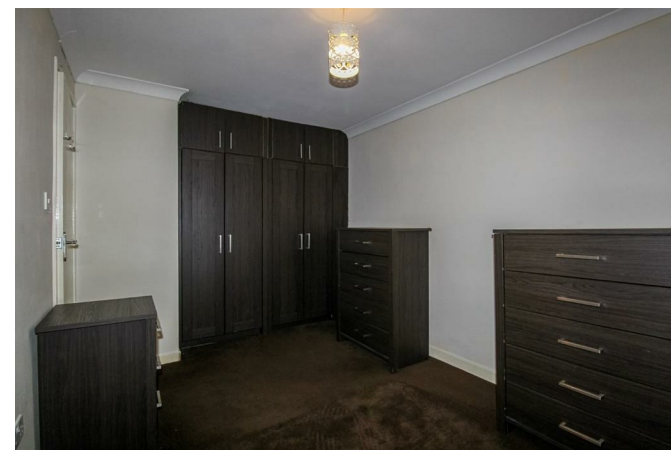
Modern fitted kitchen with an array of wall and base units,

sink and drainer unit, space for a gas cooker, space for a fridge/freezer and space for a washing machine. Central heating radiator, fully tiled walls, matching cupboard housing the boiler and UPVC double glazed windows to the front and side elevation.

BEDROOM ONE

14'1" [max] x 8'6" [4.30m [max] x 2.61m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one wall.



BEDROOM TWO

8'11" x 8'9" [2.73m x 2.67m]

UPVC double glazed window to the rear elevation, central heating radiator and door to the conservatory.



CONSERVATORY

15'8" x 8'10" [4.8m x 2.71m]

UPVC double glazed windows to the rear elevation with door to the rear.



SHOWER ROOM/W.C.

6'8" x 5'10" [2.03m x 1.78m]

Three piece suite comprising double walk in shower cubicle with wall mounted shower and glass sliding door, wash hand basin and low flush w.c. Chrome style ladder radiator, fully tiled walls and UPVC double glazed frosted window to the side elevation.



OUTSIDE

The property has an enclosed low maintenance artificial lawned rear garden with access to a side detached with up and over electric door. To the side of the property is ample driveway parking for three vehicles.



COUNCIL TAX BAND

The council tax band for this property is B.

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.