



WAKEFIELD | **OSSETT** | **HORBURY**
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588 Denby Dale Road, Calder Grove, WF4 3DH

For Sale Freehold £550,000

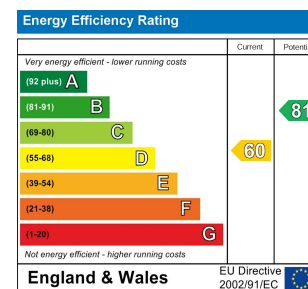
A spacious four bedroom detached home with an annex situated in this popular area on the fringe of town

Offering generous living space the house also has an annex that features a separate living area and potential kitchen space plus a bedroom with its own dressing area and downstairs bathroom. This versatile property is ideal for growing families with older children seeking more independence or those looking to accommodate relatives within the property.

The annex also presents exciting business opportunities subject to gaining any necessary consents, such as Airbnb rentals or long term letting, having been previously rented out. Alternatively, it could be transformed into a home based business, offering possibilities for a beauty treatment room, shop, takeaway or childminding services. The space has a history of being used as a grocery store and a seamstress shop, further highlighting its commercial potential, subject to consent.

In addition to the annex, the property features three generously sized bedrooms, ample living areas and extensive outdoor space. A separate detached garage with its own private entry point adds to the property's convenience and functionality.

The property also boasts a substantial cellar which, with the appropriate planning, could be converted into apartments or additional Airbnb rental space. The cellar benefits from its own entrance and a separate garden area, offering further potential for development [see pictures].



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.

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

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Wakefield office 01924 291294,

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

13'10" x 5'4" [4.23m x 1.63m]
UPVC composite door with inset double glazed frosted window panel, UPVC double glazed window to the side into the entrance hallway. Stairs to the first floor landing, doors to the living room, kitchen and annex area. Door into the cellar. Central heating radiator.

KITCHEN

18'11" x 11'6" [5.79m x 3.53m]
A range of modern fitted wall and base units, laminate work surface over, UPVC double glazed window to the rear, inset chrome sink with separate drainer and mixer tap, central heating radiator, space for a freestanding fridge freezer, plumbing for a washing machine and plumbing for a dishwasher. UPVC composite stable door leading through to the rear garden.

THROUGH LOUNGE

UPVC double glazed window to the rear and front enjoying a dual aspect.



WORKSHOP/LIVING ROOM [ANNEX]

13'10" x 8'3" [4.23 x 2.53]
A versatile room offering either annex space for older children to have their own room and or family members, has previously been used as a shop and has many further options for a home business. Gas central heating radiator UPVC double glazed windows running along the front aspect inclusive of UPVC composite entrance door. Door leading through to the bedroom.



BEDROOM [ANNEX]

8'10" x 13'1" [2.71 x 3.99]
Gas central heating radiator UPVC double glazed window to the side aspect archway through to the dressing area and ensuite.



DRESSING AREA OFF [ANNEX]

6'9" x 5'11" [2.08 x 1.82]
Fantastic extra space to be used as a dressing area, door through to ensuite.

EN SUITE SHOWER ROOM/W.C. [ANNEX]

5'11" x 8'3" [1.82 x 2.54]
Modern fitted three piece suite, shower unit, low flush WC, pedestal sink basin, UPVC double glazed frosted window to the rear aspect.



FIRST FLOOR LANDING

Doors leading to the bedrooms and the house bathroom/w.c. Storage cupboard.

BEDROOM ONE

11'8" x 14'10" [3.57m x 4.54m]
Central heating radiator, UPVC double glazed window to the front, built in wardrobes to two sides.



BEDROOM TWO

7'4" x 13'6" [2.24m x 4.12m]
Central heating radiator, eaves storage, UPVC double glazed window to the front.



BEDROOM THREE

5'7" x 10'3" [1.71m x 3.14m]
Central heating radiator, UPVC double glazed window to the rear, built in wardrobes.

HOUSE BATHROOM/W.C.

10'6" x 6'5" [3.21m x 1.97m]
Fitted white suite comprising shower enclosure, panelled bath, low flush w.c. and pedestal wash basin with enclosed vanity unit. Fully tiled walls, central heating ladder style towel radiator.



CELLAR

13'10" x 8'3" [4.24m x 2.53m]
Light. Two doors to further cellar rooms and an opening into a further cellar room.

CELLAR ROOM ONE

24'6" x 14'10" max x 12'11" min [7.48m x 4.54m max x 3.96m min]
Light, timber side entrance door, power, fixed shelving.

CELLAR ROOM TWO

8'11" x 9'5" [2.74m x 2.89m]
Pedestal wash basin with two taps, picture rail, light, power and door into a further cellar room.

CELLAR ROOM THREE [REAR]

8'5" x 23'6" [2.59m x 7.17m]
Light.

CELLAR ROOM FOUR

13'8" x 24'0" [4.18m x 7.32m]
Timber partition to this room creating two rooms. Light.

OUTSIDE

Externally the property has extensive side gardens, equip with a separate garage and driveway with a separate entrance, raised patio area, leading down to a large grassed garden with ample potential. The cellars also benefit from their own separate walled garden providing further potential for development.



COUNCIL TAX BAND

The council tax band for this property is C.

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.