



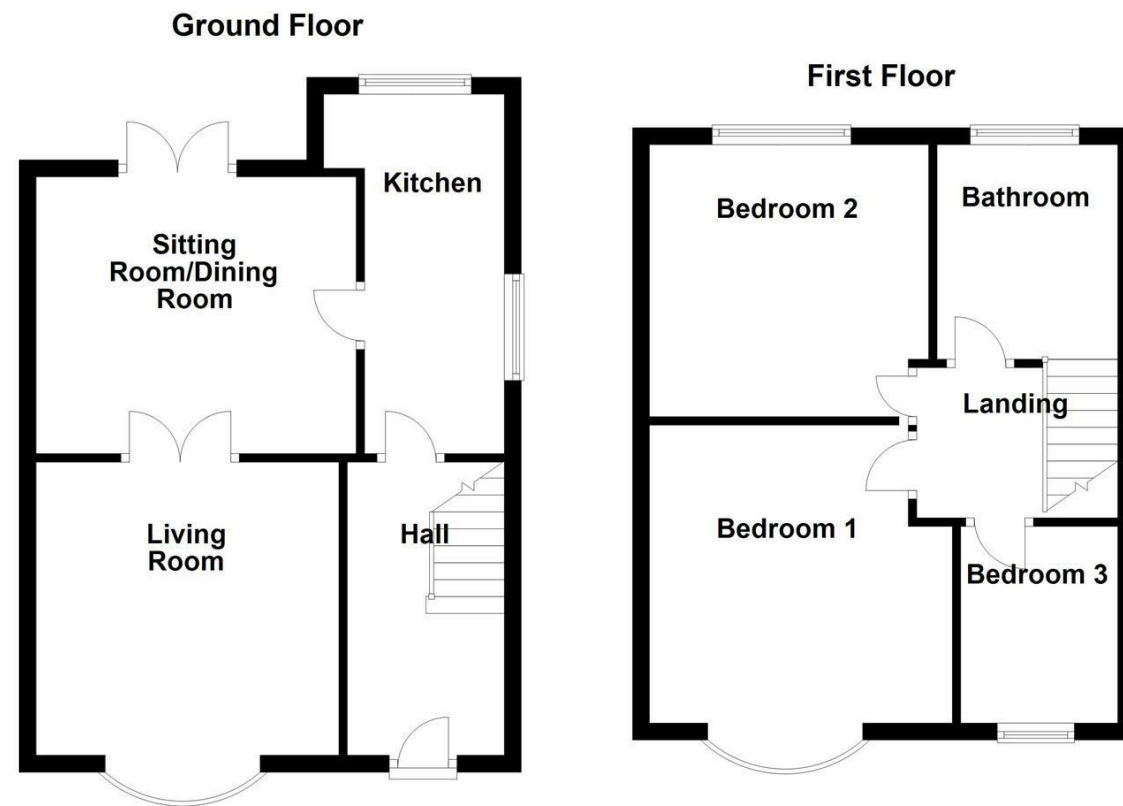
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11 Oakwood, Wakefield, WF2 8JG

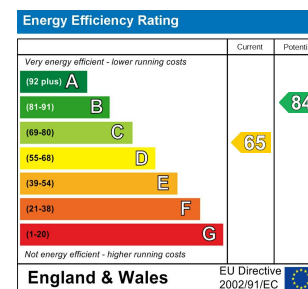
For Sale Freehold £250,000

Nestled on a fantastic plot within a pleasant cul-de-sac, this superbly presented three-bedroom semi-detached property offers ample driveway parking and a spacious rear garden.

The property features an entrance hall, living room, sitting/dining room, and modern kitchen. The first-floor landing leads to three bedrooms and a four-piece house bathroom/w.c. Externally, the property boasts a lawned garden to the front and ample driveway parking for several vehicles. To the rear and side, there is a low maintenance artificial lawn and patio seating area.

Ideally located for local shops, amenities, and schools, the property is just a short drive from the motorway network, making it perfect for commuters.

Ready to move into with no upward chain, this property would make a fantastic family home. Viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door leading into a centrally heated hall with built-in storage under the stairs, suitable for white goods, with plumbing for a washing machine and dryer. The hall grants access to the living room and kitchen areas.

LIVING ROOM

11'8" x 11'5" [3.56m x 3.48m]

Featuring a UPVC double-glazed bay window to the front elevation, this spacious living room includes central heating and an open fireplace, with solid oak double doors leading through to the sitting/dining room.

SITTING/DINING ROOM

12'4" x 10'6" [3.78m x 3.22m]

Featuring UPVC double-glazed French doors to the rear garden, wood-effect flooring, and a central heating radiator, this well-sized room offers immediate access to the kitchen and is perfect for family dining.



KITCHEN

14'0" x 7'0" [4.27m x 2.15m]

Modern fitted kitchen featuring wall and base units with wood-effect laminate worktops, a sink and drainer unit, integrated oven with electric hob and cooker hood. Includes space for a fridge/freezer and a breakfast bar, with UPVC double-glazed windows to the rear and side.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and access to three bedrooms and bathroom.

BEDROOM ONE

11'8" x 11'5" [3.58m x 3.49m]

Featuring a UPVC double glazed bay window at the front elevation, centrally heated, with built-in wardrobes, a generously sized built-in chest of drawers, and a wall-mounted TV connection, this is a spacious principal bedroom.



BEDROOM TWO

10'5" x 10'6" [3.2m x 3.21m]

This well-sized room features a UPVC double-glazed window to the rear elevation, is centrally heated, and includes generously sized built-in wardrobes.



BEDROOM THREE

7'7" x 6'0" [2.32m x 1.84m]

Featuring a UPVC double-glazed window to the front elevation, this centrally heated room is suitable for a nursery, child's bedroom, or even an office space.



BATHROOM/W.C.

8'2" x 7'0" [2.5m x 2.14m]

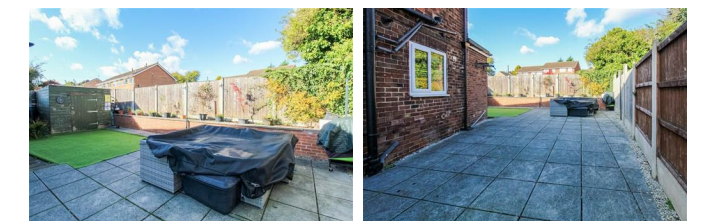
Four-piece suite comprising of a large corner shower cubicle, luxurious bath, low flush WC, vanity wash hand basin. This bathroom features a UPVC double-glazed window to the rear

elevation, a ladder-style radiator, spotlights to the ceiling, and fully tiled walls and floor, complete with under-floor heating.



OUTSIDE

The property sits on a fantastic plot with a gated, block-paved driveway providing ample parking for several vehicles and a lawned garden. Located in a tucked away cul-de-sac off a main road, the house ensures privacy. To the side and rear, there is a private corner patio seating area with artificial lawn, not directly overlooked.



PLANNING PERMISSION

Planning permission has been granted for a two-story side extension and a single-story extension to the rear, which can be found on the Wakefield Council Planning Portal. Ref: 23/00214/FUL.

COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

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