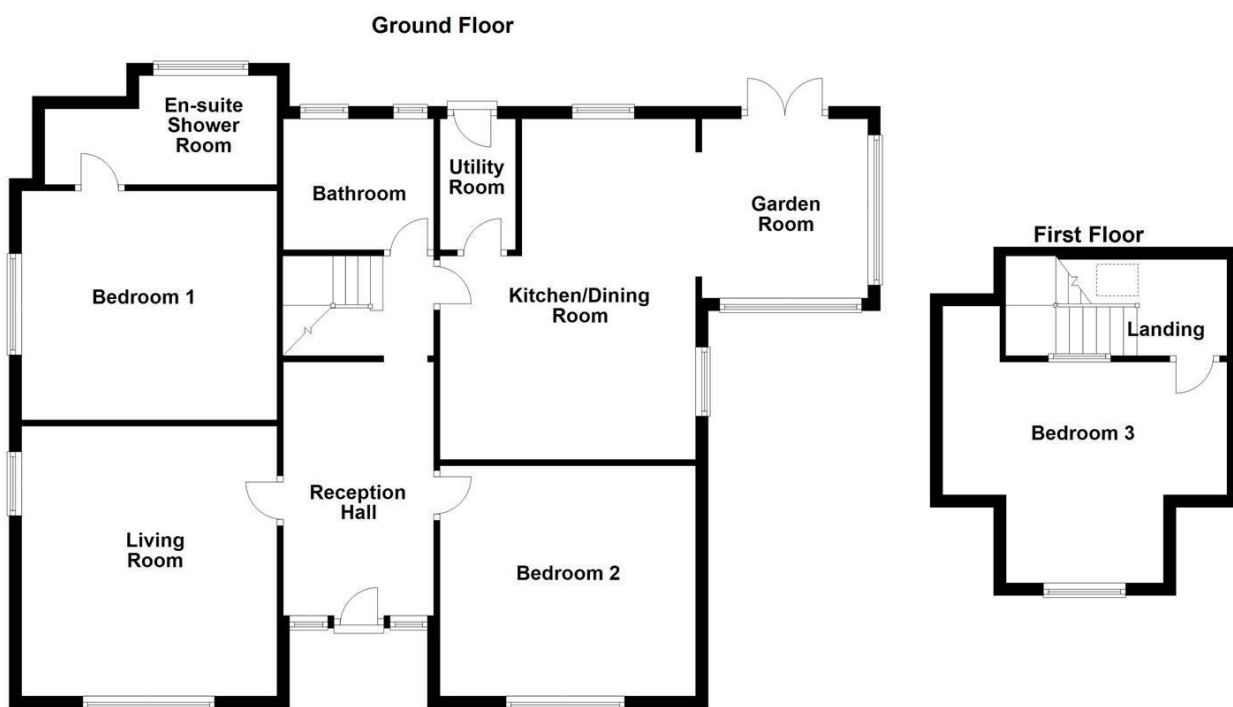




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Barnsley Road, Woolley, Wakefield, WF4 2LF

For Sale Freehold £599,950

Situated within a prime part of Woolley and having being renovated throughout enjoying a high degree of specification is this superbly appointed and deceptively spacious three bedroom detached bungalow benefitting UPVC double glazing and gas central heating.

The property fully comprises of reception hall, lounge, contemporary kitchen/diner with garden room off, utility room, two double bedrooms (bedroom one with en suite contemporary shower room/w.c.) and further additional modern house bathroom/w.c. Stairs to the first floor landing which in turn leads to bedroom three. Enjoying a larger than average side plot, gated access leads to the tarmac driveway providing off street parking for two/three vehicles leading to the detached garage. Spacious and newly turfed lawned gardens to four sides incorporating feature Indian stone terrace patio to the rear.

Situated in a prime part of Woolley and in easy reach of Newmillerdam, the property is well placed to local amenities including supermarkets and schools.

Simply a stunning bungalow, which truly deserves an internal and external appraisal to reveal the quality of accommodation on offer. Offered for sale with no chain and vacant possession upon completion.

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,

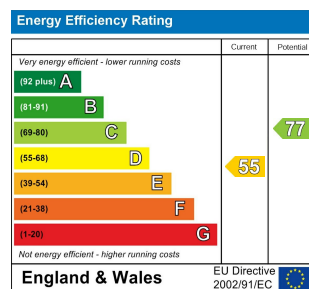
Pontefract & Castleford office 01977 798844

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

RECEPTION HALL

Feature archway, coving to the ceiling, recess LED ceiling spotlights, radiator, doors to bathroom, kitchen, two bedrooms and the lounge. Stairs to the first floor landing.

BEDROOM TWO

13'3" x 11'10" [4.05m x 3.61m]
UPVC double glazed window to the front and radiator.

LIVING ROOM

13'3" x 14'0" [4.05m x 4.29m]
UPVC double glazed windows to the front and side, radiator, recess LED ceiling spotlights and TV point.



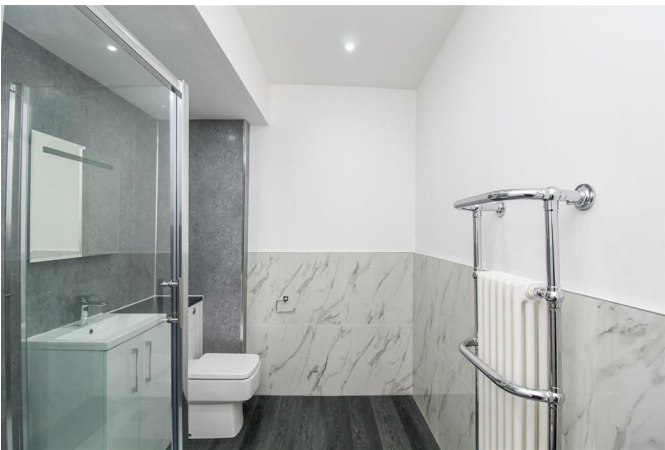
BEDROOM ONE

10'11" x 13'5" [3.33m x 4.09m]
UPVC double glazed window to the side, radiator and door to contemporary en suite shower room.



EN SUITE SHOWER ROOM/W.C.

10'7" x 4'2" (min) x 6'11" (max) [3.23m x 1.29m (min) x 2.13m (max)]
Concealed low flush w.c., wash basin, corner shower cubicle with mixer shower, part tiled walls, quality fitted wood effect floor, heated towel radiator, recess LED ceiling spotlights and door to storage.



BATHROOM/W.C.

6'5" x 7'8" [1.97m x 2.36m]
Concealed low flush w.c., wash basin with vanity unit, panelled bath with mixer shower over and separate attachment, fully tiled walls, heated towel radiator, UPVC double glazed frosted window to the rear and quality fitted wood effect floor.



OPEN PLAN KITCHEN/DINER

13'5" (max) x 8'2" (min) x 17'9" [4.10m (max) x 2.50m (min) x 5.42m]
Range of quality fitted soft close wall and base units with matching work surface over incorporating sink and drainer, integrated double oven and grill with AEG touch screen four ring electric induction hob with stainless steel back and extractor hood above, integrated dishwasher, fridge and freezer. Quality fitted laminate flooring, UPVC double glazed window to the rear, radiator, recess LED ceiling spotlights and access to the garden room. Door to the utility room.

GARDEN ROOM

8'9" x 9'4" [2.68m x 2.87m]
UPVC double glazed window to the front, side and French doors to the rear. Radiator and recess LED ceiling spotlights.



UTILITY

6'1" x 4'11" [1.86m x 1.52m]
Work surface over, plumbing for a washing machine and space for a condensing dryer. Radiator, quality fitted wood laminate flooring and composite door to the rear.

FIRST FLOOR LANDING

UPVC double glazed Velux window to the rear and door leading to bedroom three.

BEDROOM THREE

14'10" (max) x 11'6" [4.53m (max) x 3.53m]
UPVC double glazed window to the front, radiator, recess LED ceiling spotlights and access into the eaves for storage. The boiler is housed within bedroom three.



OUTSIDE

There is wooden gated access onto the tarmacadam driveway providing off street parking leading to the detached garage with up and over door. An attractive lawned garden to the front, side and rear incorporating Indian stone terrace patio at the rear with plants and trees bordering.



COUNCIL TAX BAND

The council tax band for this property is D.

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.