

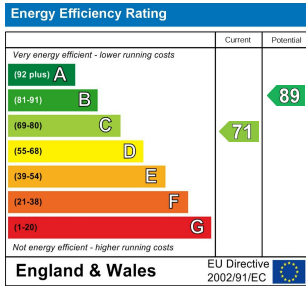


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.

Richard Kendall

Estate Agent

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01924 899 870

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01977 798 844



45 Sycamore Copse, Wakefield, WF2 8DQ

For Sale Freehold Guide Price £180,000 - £185,000

A well presented two-bedroom mid townhouse is ideally situated in a pleasant cul-de-sac in the sought after area of Wakefield. Boasting spacious and versatile accommodation throughout, including a rear extension and a delightful enclosed rear garden, this property represents an excellent opportunity for a variety of buyers.

The accommodation briefly comprises: entrance hall leading into a generously sized living room with access to the first floor landing and kitchen/breakfast room. The kitchen opens into an extended dining area, which features UPVC double glazed doors that open onto the rear garden, creating a seamless indoor-outdoor living experience. To the first floor, the landing provides access to two well proportioned bedrooms and the modern house bathroom. The principal bedroom benefits from fitted wardrobes offering ample storage. Externally, the front garden is laid to lawn with attractive planted features, complemented by a paved driveway providing off-street parking for two vehicles, a pathway to the front entrance, and access to a brick-built external store. The rear garden is low maintenance, featuring decorative pebbles, a paved path, raised decked patio area, and is fully enclosed with timber fencing and gated access.

Enjoying a pleasant cul-de-sac setting, the property is conveniently located close to a range of local amenities including well regarded schools, shops, and public transport links. Excellent access is also available to the motorway network, and Thornes Park is within easy walking distance, approximately 10 minutes away.

This property would be ideally suited to first-time buyers, small families, or professional couples alike. Offered for with no chain, an early internal inspection is strongly recommended to fully appreciate all that this fantastic home has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite front door with frosted glass pane into the entrance hall. Dado rail, central heating radiator, door to the living room.

LIVING ROOM

15'3" x 13'1" [max] x 9'10" [min] [4.65m x 4.0m [max] x 3.0m [min]]

UPVC double glazed window to the front, stairs to the first floor landing, two central heating radiators, dado rail, coving to the ceiling, door to the kitchen/diner.



KITCHEN/BREAKFAST ROOM

7'3" x 12'11" [2.22m x 3.95m]

Opening to the dining room, central heating radiator. A range of shaker style wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback in a brick formation, space and plumbing for a washing machine, space for a cooker, space for a fridge freezer, breakfast bar with laminate worksurface over.

DINING ROOM

10'2" x 6'0" [3.1m x 1.85m]

Sliding UPVC double glazed doors to the rear, central heating radiator.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms, the bathroom and a storage cupboard.

BEDROOM ONE

13'1" x 10'5" [max] x 5'10" [min] [4.0m x 3.18m [max] x 1.78m [min]]

UPVC double glazed window to the front, central heating radiator, bulkhead, fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

6'7" x 12'2" [max] x 9'6" [min] [2.01m x 3.71m [max] x 2.9m [min]]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



BATHROOM

6'2" x 6'0" [1.9m x 1.83m]

Frosted UPVC double glazed window to the rear, extractor fan, full tiling, chrome ladder style central heating radiator. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap, mains fed overhead shower and shower head attachment with glass shower screen.



OUTSIDE

At the front of the property, the garden is mainly laid to lawn and includes a paved driveway with off road parking for up to two vehicles. A paved path leads to the front door, with planted features throughout and access to a brick built storage area. The low maintenance rear garden is mainly pebbled, with a paved path leading to the back and a raised decked patio, ideal for outdoor dining and entertaining. It is fully enclosed with timber fencing and has a gate at the rear.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.