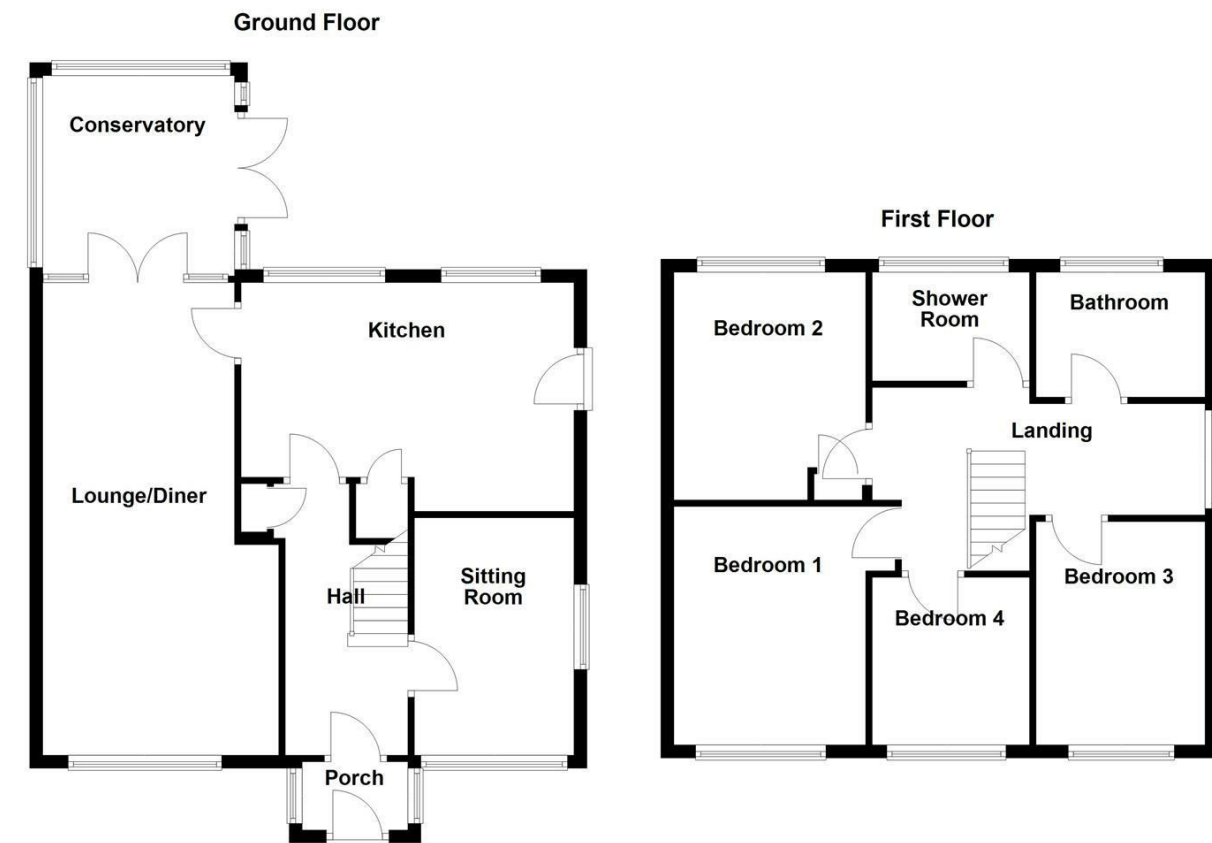




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

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30 Cleveland Garth, Lupset Park, Wakefield, WF2 8LP

For Sale Freehold Offers In The Region Of £385,000

Occupying a fantastic corner plot is this well proportioned four bedroom semi detached family home located in the highly desirable location of Lupset Park and benefiting from driveway parking, a detached garage, and expansive gardens to the side and rear.

The accommodation briefly comprises an entrance hall, a spacious lounge/dining room, a fitted kitchen, and a versatile sitting room. To the first floor landing, there are four well proportioned bedrooms, a shower room and a separate family bathroom. Externally, the property enjoys ample driveway parking leading to a detached garage. To the rear, there is a low maintenance lawn and patio area, while the expansive side garden features greenhouses and storage sheds, offering excellent potential for extension or further development [subject to the necessary planning consents].

Situated between Wakefield and Horbury, the property is ideally located for two local schools, as well as shops and amenities. It is also only a short drive away from the M1 motorway network for those commuting further afield.

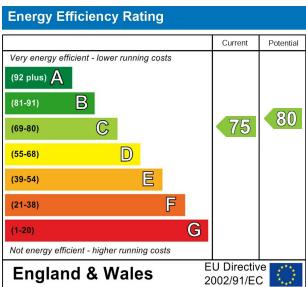
An early viewing is highly recommended to fully appreciate the size, setting, and potential of this superb family home.

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*

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 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.



ACCOMMODATION

PORCH

A UPVC front door into the front porch with UPVC double glazed windows to either side and a further UPVC door leading into the main hallway.

ENTRANCE HALL

A central heating radiator and provides access to the lounge, kitchen, and second downstairs sitting room. A staircase leading to the first floor landing.

LOUNGE/DINER

23'9" x 11'10" [7.26m x 3.63m]

UPVC double glazed windows to the front elevation, two central heating radiators, and an original feature gas fireplace with a stone surround. UPVC double glazed doors with side panels leading to the conservatory and an internal door through to the kitchen.



KITCHEN

16'9" x 9'9" [5.12m x 2.99m]

Fitted with a range of wall and base units providing excellent storage, integrated gas hob, double oven, and space for a dishwasher, washing machine, dryer and fridge/freezer (including two fridges). A central island incorporates a sink and drainer unit with mixer tap and tiled splash back. Two UPVC double glazed windows to the rear elevation and a side UPVC stable door providing external access.

SITTING ROOM

12'0" x 7'11" [3.66m x 2.42m]

UPVC double glazed windows to the front and side elevations and a central heating radiator.

CONSERVATORY

10'1" x 9'1" [3.08m x 2.79m]

UPVC double glazed doors and windows to the side and rear elevations, with French doors opening out to the rear garden and wood effect laminate flooring throughout.



FIRST FLOOR LANDING

Access to four bedrooms, a family bathroom, a separate w.c. and a shower room.

BEDROOM ONE

9'8" (including wardrobe space) x 18'6" [2.95m (including wardrobe space) x 5.66m]

UPVC double glazed windows to the front elevation, central heating radiator, a built in storage cupboard and wardrobes to one side.



BEDROOM TWO

11'5" (including wardrobe space) x 10'2" [3.50m (including wardrobe space) x 3.10m]

A UPVC double glazed window to the rear elevation, central heating radiator and built in storage to two sides.



BEDROOM THREE

11'11" x 8'1" [3.64m x 2.48m]

A UPVC double glazed window to the front elevation and a central heating radiator. Currently used as a home office.

BEDROOM FOUR

9'1" x 8'0" [2.77m x 2.44m]

A UPVC double glazed window to the front elevation, central heating radiator and built in storage above to one side.

SHOWER ROOM/W.C.

7'6" x 5'2" [2.29m x 1.60m]

A three piece suite comprising a corner shower cubicle with wall mounted electric shower, wash hand basin, and w.c. Fully tiled walls, chrome style towel radiator and spotlights to the ceiling. A frosted UPVC double glazed window to the rear elevation.

BATHROOM

7'10" x 5'11" [2.40m x 1.81m]

A two piece suite with bath and handheld shower attachment, wash hand basin, central heating radiator, fully tiled walls and spotlights to the ceiling. A frosted UPVC double glazed window to the rear elevation.



OUTSIDE

To the front and side, the property benefits from a double garage with two side access points, an up and over door and ample driveway parking for three to four vehicles. To the side, there are further extensive lawned gardens, featuring additional patio areas, vegetable patches, flower beds, and two spacious greenhouses. To the rear, there is a low maintenance lawn and a flagged patio seating area bordered by shrubs and bushes. Further along the garden are storage sheds, bush and shrub borders, and additional lawned sections, offering potential to extend or add an annexe, subject to the necessary planning permissions.



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.