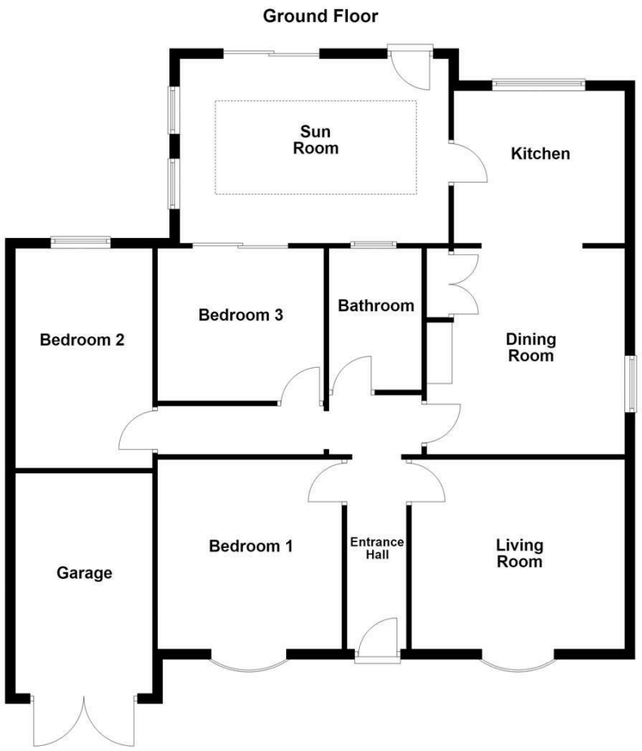

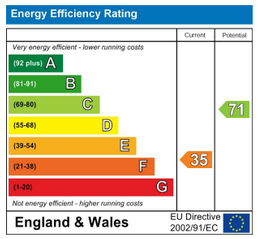

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

14 Lafflands Lane, Ryhill, Wakefield, WF4 2AE

For Sale Freehold £375,000

Situated in the village of Ryhill is this deceptively spacious, extended and well presented three bedroom detached true bungalow. Offering generous and versatile accommodation throughout, the property boasts ample reception space further enhanced by a sun room extension, off road parking and an attractive south-west facing enclosed rear garden. The property also benefits from a PCM Sunamp high efficiency water heater. This appealing home is ideally suited to a range of buyers, particularly those looking for accommodation arranged entirely on one level.

The accommodation briefly comprises a welcoming entrance hall with loft access and doors leading to three bedrooms, the house bathroom, living room and dining room. The dining room is open plan to the kitchen, divided by a peninsula, which connects to the sun room, which in turn opens directly onto the rear garden. The house bathroom is fitted with a modern suite and also benefits from underfloor heating. Externally, to the front are planted beds incorporating mature shrubs and trees, together with a block paved pathway leading to the front entrance. A block paved driveway provides off road parking for one to two vehicles and leads to the single integral garage, which benefits from timber double doors, power and lighting. The front garden is enclosed by walling, timber fencing and mature hedging, with both double and pedestrian gates providing access. A pathway leads down the side of the property to the generous south-west facing rear garden, which is predominantly laid to lawn and features an attractive variety of mature trees, shrubs and flowers. There is also a pond, two timber summer houses/garden sheds and both block paved and stone paved patio areas, providing excellent spaces for outdoor dining and entertaining. The garden is fully enclosed by mature hedging and timber fencing, making it ideal for both children and pets.

Ryhill is a popular location for a range of buyers, with local shops, schools and well regarded public houses all within easy reach. A wider range of amenities can be found in Wakefield city centre, whilst regular bus services operate nearby. Wakefield also benefits from two mainline railway stations providing connections to Leeds, Manchester and London, and the M1 motorway network is within convenient driving distance for those travelling further afield. The surrounding countryside also provides a range of scenic walking routes.

Offered for sale with no chain, only a full internal inspection will truly reveal everything this spacious and attractive bungalow has to offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
17'1" x 17'0" (max) x 3'5" (min) (5.22m x 5.20m (max) x 1.05m (min))
Composite front entrance door with frosted glazed panel leading into the entrance hall. Coving to the ceiling, dado rail, quality Climastar energy efficient wall mounted heater, loft access and doors providing access to bedroom one, bedroom two, bedroom three, living room, dining room and the house bathroom.

BEDROOM ONE
12'3" x 11'10" (3.75m x 3.63m)
UPVC double glazed bow window overlooking the front elevation, beige fitted carpet, wall-attached wardrobes, quality Climastar energy efficient wall mounted heater and coving to the ceiling.

BEDROOM TWO
9'0" x 14'1" (2.76m x 4.30m)
UPVC double glazed window overlooking the rear elevation, wall-attached wardrobes, coving to the ceiling and quality Climastar energy efficient wall mounted heater.

BEDROOM THREE
9'10" x 10'9" (3.02m x 3.30m)
UPVC double glazed sliding doors leading into the sun room, quality Climastar energy efficient wall mounted heater, coving to the ceiling and spotlights to the ceiling.

BATHROOM
8'8" x 5'7" (2.65m x 1.72m)
Frosted UPVC double glazed window opens into the sun room, spotlights to the ceiling, extractor fan and chrome electric ladder style heated towel rail. Fitted with a concealed cistern low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a panelled bath with mixer tap, overhead shower and glazed shower screen. Part wet wall panelling, tiled walls and LED mirror.

LIVING ROOM
12'3" x 13'9" (3.75m x 4.20m)
UPVC double glazed bow window overlooking the front elevation, cream fitted carpet, coving and spotlights to the ceiling, quality Climastar energy efficient wall mounted heater and feature multi fuel burning stove set on a stone hearth with stone surround and timber mantle.

OPEN PLAN DINING ROOM
13'3" x 12'11" (4.05m x 3.95m)
Double doored storage cupboard, coving to the ceiling, UPVC double glazed window to the side elevation, quality Climastar energy efficient wall mounted heater and open plan through to the kitchen with peninsula. Feature log burner style gas stove set on a limestone hearth with exposed brick surround.

OPEN PLAN KITCHEN
9'10" x 11'3" (3.02m x 3.44m)
Access leading through to the sun room and spotlights to the ceiling. The kitchen is fitted with a range of modern gloss fronted wall and base units with laminate work surfaces over, incorporating a 1 1/2 stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated oven, four ring induction hob with extractor hood above, integrated dishwasher, integrated washing machine and integrated under counter fridge.

SUN ROOM
17'6" x 11'11" (5.35m x 3.65m)
Two UPVC double glazed windows to the side, UPVC double glazed door to the rear and UPVC double glazed sliding doors opening onto the rear garden. Wall mounted electric heater, spotlights to the ceiling and lantern style roof light.

INTEGRAL GARAGE
9'0" x 16'2" (2.75m x 4.95m)
Timber double doors providing access to the garage, with power and lighting throughout and space for a tumble dryer.

OUTSIDE
To the front of the property are planted beds incorporating mature trees and shrubs, together with a block paved pathway leading to the front entrance and a block paved driveway providing off road parking for one to two vehicles and access to the integral garage. The front garden is enclosed by walling, timber fencing and mature hedging, with both double and pedestrian gates providing access. A gated concrete pathway leads down the side of the property to the rear garden, bordered by mature hedging. The rear garden is predominantly laid to lawn and incorporates mature trees, shrubs and flowers, together with a pond. There are also two timber built shed/summer houses and a stone paved patio area, ideal for outdoor dining and entertaining, leading to a further block paved seating area to the side. The rear garden is fully enclosed by mature hedging and timber fencing, making it ideal for both children and pets.

PLEASE NOTE
The property actually features an ultra modern high efficiency electric setup designed for low running costs. Heating is provided by premium Climastar dual kherr silicium panels with advanced triac room stats for precision zone control and heat extension. Hot water is powered by a space age Sunamp PCM thermal battery, replacing bulky cylinders with cutting edge phase -change technology. Unlike standard electric heating this bespoke system is highly responsive, eco-friendly and cost effective to run

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"It is a very quiet neighbourhood, with a peaceful atmosphere and little disturbance. There are lots of lovely countryside walks on the doorstep."

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.