



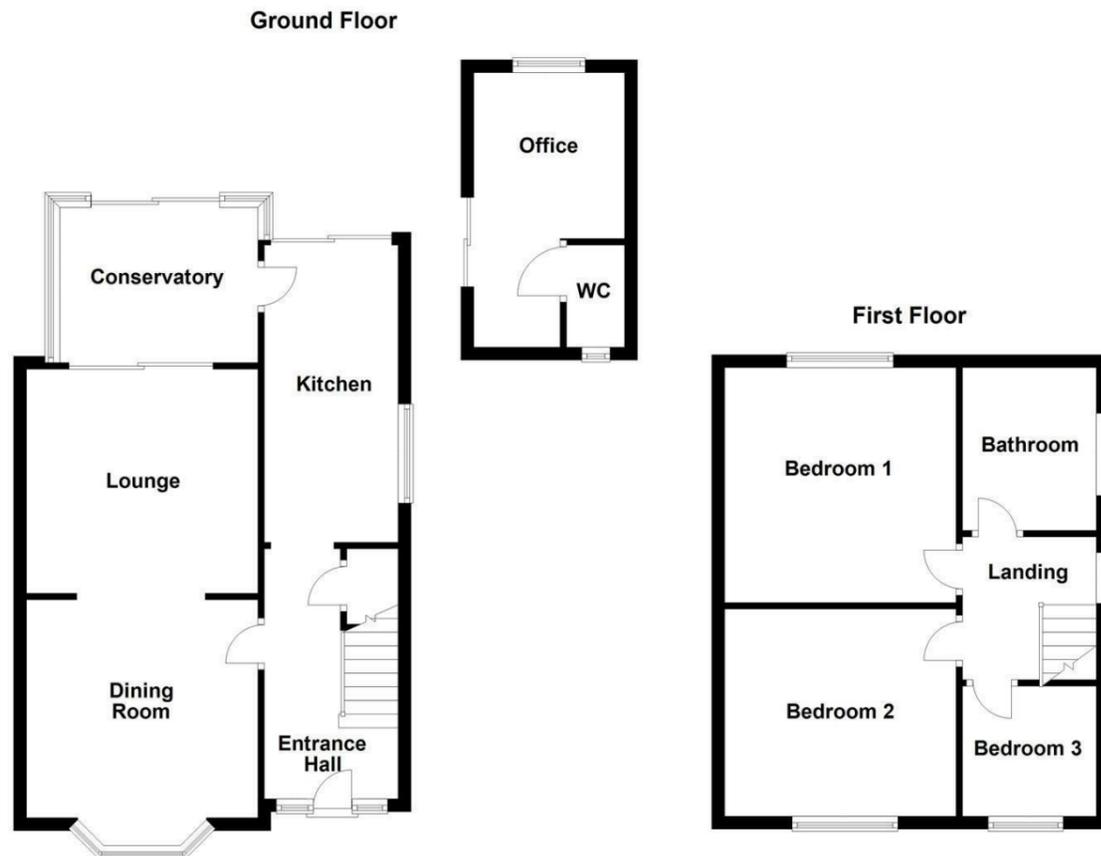
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179 Bradford Road, Wakefield, WF1 2AS

For Sale Freehold £400,000

Situated on the well known Bradford Road in the sought after Wrenthorpe area is this superbly presented three bedroom detached home. Offering well proportioned accommodation throughout, including generous reception space, three good sized bedrooms and a tastefully appointed modern bathroom, together with a widened driveway and enclosed rear garden with external office this is a property that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with useful understairs storage, an opening through to the kitchen and a door leading into the dining room, which in turn flows into the living room. Both the living room and kitchen provide access to the conservatory, creating an excellent arrangement for everyday family living and entertaining, with the kitchen also benefitting from a separate external door to the rear garden. To the first floor, the landing provides access to the loft and leads to three bedrooms and a modern house bathroom. Externally, the front garden is mainly laid to lawn with mature shrub borders and enclosed by wall, iron and timber fencing, with double gates opening onto a widened driveway providing ample off road parking. The rear garden is predominantly lawned and features mature trees and shrubs, together with a stone paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed, making it ideal for children and pets, and also provides access to the converted garage, now offering a versatile office space complete with kitchenette and w.c. facilities.

Wrenthorpe remains a highly desirable location, particularly for families, offering convenient access to local shops and well regarded schools, all within walking distance. A wider range of amenities can be found in nearby Wakefield city centre. Excellent transport links are on hand, including regular bus services, two Wakefield train stations providing connections to Leeds, Manchester and London, and convenient access to both the M1 and M62 motorway networks for those commuting further afield.

Only a full internal inspection will truly reveal all that is on offer at this impressive home, and an early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

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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

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

A timber framed front door with frosted and stained glass panels leads into the entrance hall with ceiling coving, dado rail, central heating radiator, staircase to the first floor, understairs storage, opening through to the kitchen and a door leading to the dining room.

DINING ROOM

11'10" x 13'5" [3.63m x 4.10m]

UPVC double glazed bay window to the front elevation fitted with shutters, ceiling coving, column style central heating radiator, and an opening leading through to the lounge.



LOUNGE

11'11" x 11'5" [3.65m x 3.50m]

Ceiling coving, column style central heating radiator, and sliding doors providing access to the conservatory.



KITCHEN

14'10" x 6'10" [4.53m x 2.10m]

A range of base units with work surfaces over, stainless steel 1.5 bowl sink and drainer with mixer tap, space and plumbing for a gas cooker with stainless steel extractor hood above, and space and plumbing for a washing machine, dishwasher, and fridge freezer. UPVC double glazed sliding doors to the rear, a UPVC double glazed window to the side elevation, column style central heating radiator, ceiling coving, and a timber framed glazed door leading to the conservatory.

CONSERVATORY

10'2" x 7'10" [3.10m x 2.40m]

Surrounded by UPVC double glazed windows with sliding doors providing access to the rear garden, along with sliding doors back through to the living room.

FIRST FLOOR LANDING

Loft access via pull down ladders to a fully boarded loft space, frosted UPVC double glazed window to the side elevation, dado rail, and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 11'10" [3.62m x 3.62m]

UPVC double glazed window to the rear elevation, ceiling coving, and column style central heating radiator.



BEDROOM TWO

11'10" x 11'0" [3.62m x 3.36m]

UPVC double glazed window to the front elevation, ceiling coving, and column style central heating radiator.



BEDROOM THREE

6'10" x 6'8" [2.10m x 2.05m]

UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

6'8" x 8'4" [2.05m x 2.56m]

Frosted UPVC double glazed window to the side elevation, column style central heating radiator, low flush w.c., wash hand basin set within a storage unit with mixer tap, stand alone bath with mixer tap and shower attachment, and a separate shower cubicle with mains fed overhead shower and glass screen. Partial herringbone style tiling, LED mirror, and extractor fan.



OFFICE

14'1" x 7'4" [4.30m x 2.25m]

Converted garage space now serves as an office, featuring a vaulted ceiling, UPVC double glazed window to the rear, wall mounted electric heater, sliding UPVC double glazed doors providing access, kitchenette area with modern base units and laminate

work surface incorporating a stainless steel sink with mixer tap and instant hot water supplied via an electric heater. Power, lighting, and hardwired internet connection, with access through to a w.c.



W.C.

5'9" x 2'10" [1.77m x 0.87m]

Fitted with an extractor fan, frosted UPVC double glazed window to the front elevation, chrome ladder style electric towel radiator, low flush w.c., and pedestal wash hand basin with mixer tap.

OUTSIDE

To the front of the property is a garden mainly laid to lawn with mature shrub borders and enclosed by timber and iron fencing. Double gates provide access to a block paved driveway offering off street parking for at least three vehicles and leading to the entrance. The rear garden is predominantly laid to lawn with planted beds containing mature shrubs and trees, along with a stone patio area ideal for outdoor dining and entertaining. The garden is fully enclosed and provides access to a converted garage now used as an office.



PLANNING PERMISSION

Planning permission has been granted for a single storey side and rear extension. Planning reference: 23/00648/FUL. In addition, planning permission has been previously granted for a two storey extension [which has now lapsed]. Ref: 22/02428/FUL

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.