



WAKEFIELD
01924 291 294

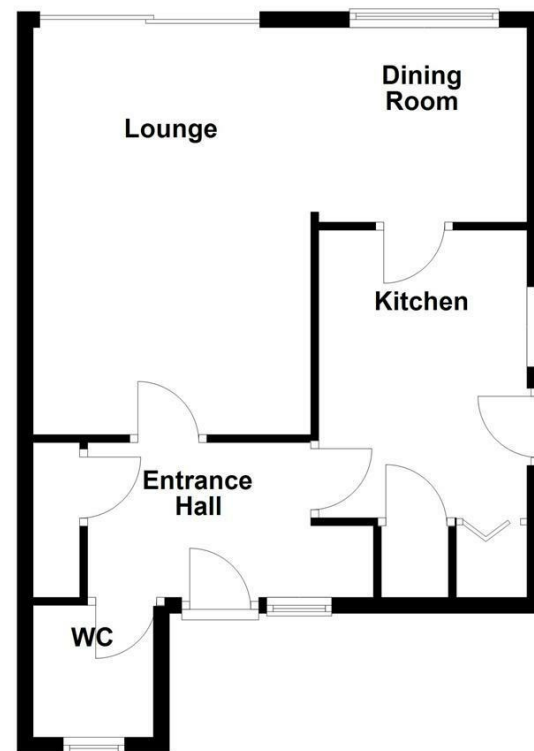
OSSETT
01924 266 555

HORBURY
01924 260 022

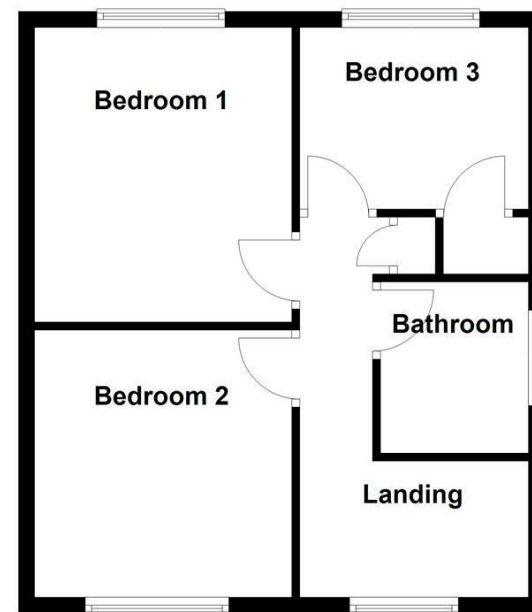
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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	

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.



9 Cleveland Grove, Lupset Park, Wakefield, WF2 8LB

For Sale Freehold £300,000

Occupying a fantastic plot is this well presented three bedroom detached family home, offered for sale with no chain and vacant possession, benefiting from ample driveway parking, a detached garage and generous gardens to both the front and rear.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious living room, separate dining room and a fitted kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and the family bathroom. Externally, the property enjoys attractive lawned gardens to both the front and rear, providing excellent outdoor space for families and entertaining. The rear garden also incorporates a patio seating area, ideal for outdoor dining and relaxation. A detached garage and substantial driveway provide ample off road parking.

The property is ideally situated for a range of local amenities including shops, schools and transport links, whilst also offering convenient access to surrounding towns and the motorway network for commuters.

Offering excellent potential and generous outdoor space, this property would make an ideal family home. An early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Accessed via a front entrance door with central heating radiator, frosted UPVC double glazed window, staircase leading to the first floor landing, useful built in storage cupboard and doors providing access to the downstairs WC, lounge and kitchen.

LOUNGE

16'7" x 11'3" [5.06m x 3.45m]

UPVC sliding patio doors leading out to the rear garden, central heating radiator, carpeted flooring and feature fireplace with wooden surround. Opening through to the dining room.



DINING ROOM

8'5" x 7'11" [2.58m x 2.43m]

UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and door leading through to the kitchen.



KITCHEN

11'9" x 8'5" [3.60m x 2.59m]

UPVC double glazed window and door to the side elevation. Fitted with a range of wall and base units providing storage with laminate work surfaces, integrated hob and oven, space and plumbing for a washing machine and tumble dryer, partial tiled splashbacks and a useful built in storage cupboard with space for a fridge freezer.

W.C.

5'4" x 4'10" [1.65m x 1.49m]

Frosted UPVC double glazed window to the front elevation and fitted with a two piece suite comprising low flush WC and wash hand basin. The boiler is also housed within this room.

FIRST FLOOR LANDING

UPVC double glazed window to the front elevation, central heating radiator, loft access, built in storage cupboard and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 10'7" [3.68m x 3.24m]

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



BEDROOM TWO

10'10" x 10'11" [3.32m x 3.34m]

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



BEDROOM THREE

9'3" x 7'5" [2.82m x 2.27m]

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

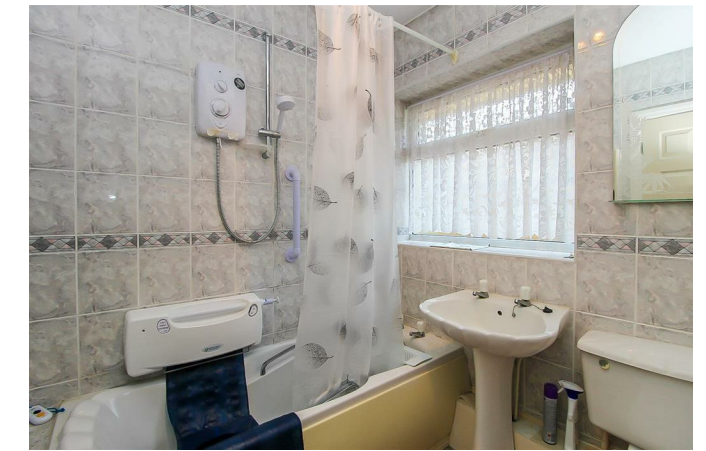


BATHROOM/W.C.

6'11" x 6'2" [2.12m x 1.89m]

Frosted UPVC double glazed window to the side elevation and fitted

with a three piece suite comprising panel bath with wall mounted electric shower over, wash hand basin and low flush WC. Central heating radiator and fully tiled walls.



OUTSIDE

To the front, the property enjoys a low maintenance lawned garden with mature shrub and planted borders. A side driveway provides off road parking for several vehicles and leads to a detached garage with useful side access for storage. To the rear is a well maintained tiered garden incorporating a paved patio seating area immediately behind the property, steps rising to a mature lawn with established shrub borders, and a further elevated patio area with an additional lawned section. The garden offers a variety of outdoor seating spaces and is ideal for relaxing or entertaining.



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.