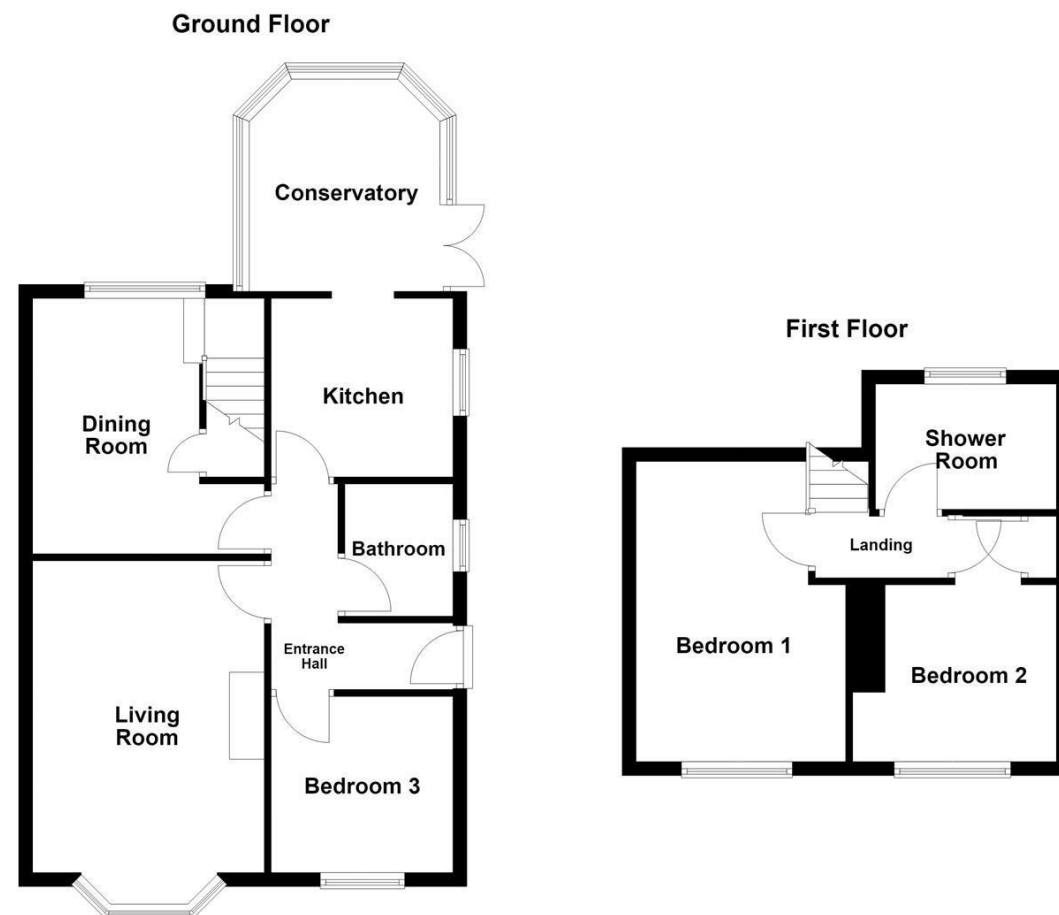




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31 Briar Grove, Wakefield, WF1 5LT

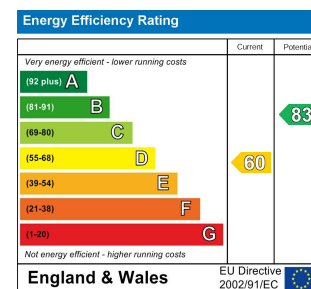
For Sale Freehold £220,000

Nestled within a pleasant cul-de-sac setting in the Agbrigg area of Wakefield is this superbly presented three bedroom semi detached dormer bungalow. Offering well proportioned accommodation throughout, including ample reception space, off road parking and a generous corner plot garden, this fantastic property is sure to appeal to a wide range of buyers and is certainly not one to be missed.

The accommodation briefly comprises an entrance hall providing access to the living room, kitchen, house bathroom, bedroom three and the dining room. The kitchen leads through to the conservatory, which enjoys views over and access to the rear garden. The dining room benefits from a staircase rising to the first floor landing, which in turn provides access to bedrooms one and two, together with an additional shower room. Externally, to the front of the property, the garden incorporates planted and pebbled beds with an abundance of mature shrubs and established borders. The frontage is enclosed by a combination of timber fencing and boundary walls, with double gates providing access to a block paved driveway offering ample off road parking and leading to a detached single garage equipped with an up-and-over door, power and lighting. Occupying a generous corner plot, the rear garden is predominantly laid to lawn and features a variety of mature shrubs, trees and flowering plants, creating an attractive outdoor space. Further benefits include a decorative pond, a block paved seating area ideal for outdoor dining and entertaining, and a useful lean-to style greenhouse. The garden is fully enclosed by boundary walls and timber fencing, making it ideal for children and pets.

The property enjoys a convenient location close to a range of local amenities, including shops and well-regarded schools, making it an ideal purchase for first-time buyers, professional couples and growing families alike. Excellent transport links are available, with regular bus services operating nearby, whilst Sandal & Agbrigg railway station is within walking distance. Wakefield city centre also offers additional railway stations providing direct links to Leeds, Manchester and London. For those travelling further afield, the M1 and M62 motorway networks are easily accessible.

Only a full internal inspection can truly reveal all that this wonderful home has to offer. Early viewing is highly recommended to avoid disappointment.



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.

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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.

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



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ACCOMMODATION

ENTRANCE HALL

9'10" x 8'7" [max] x 2'8" [min] [3.0m x 2.62m [max] x 0.83m [min]]
A frosted UPVC double glazed side entrance door leads into the welcoming entrance hall, which benefits from a central heating radiator, coving to the ceiling and doors providing access to the living room, dining room, kitchen, house bathroom and bedroom three.

BATHROOM

6'2" x 5'4" [1.88m x 1.63m]
Comprising a frosted UPVC double glazed window to the side elevation, chrome style heated towel radiator, concealed cistern low flush WC, ceramic wash basin inset into a vanity storage unit with mixer tap, and a panelled bath with mixer tap and shower attachment. The room is finished with full wall tiling throughout.

KITCHEN

8'7" x 8'4" [2.62m x 2.55m]
Featuring an opening through to the conservatory, a UPVC double glazed window to the side elevation and coving to the ceiling. The kitchen is fitted with a range of shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. There is space and plumbing for a gas cooker, washing machine and slimline dishwasher, together with space for a fridge freezer.

CONSERVATORY

10'0" x 9'8" [max] x 8'2" [min] [3.05m x 2.97m [max] x 2.50m [min]]
Surrounded by UPVC double glazed windows, including

decorative stained glass detailing, and benefiting from a central heating radiator and UPVC double glazed French doors leading out to the rear garden.

DINING ROOM

12'0" x 10'11" [max] x 8'1" [min] [3.67m x 3.35m [max] x 2.47m [min]]
Having a staircase rising to the first floor landing, UPVC double glazed window to the rear elevation, central heating radiator and useful fitted downstairs storage cupboard.

LIVING ROOM

16'8" x 10'11" [max] x 4'11" [min] [5.10m x 3.35m [max] x 1.52m [min]]
A spacious reception room featuring a UPVC double glazed bay window to the front elevation, coving to the ceiling, ceiling rose, central heating radiator and an attractive gas fireplace with marble hearth and surround, complemented by a wooden mantel.



BEDROOM THREE

8'7" x 8'2" [2.62m x 2.50m]
With a UPVC double glazed window to the front elevation, central heating radiator, fitted storage and a range of fitted wardrobes with sliding mirrored doors.

FIRST FLOOR LANDING

Providing access to bedrooms one and two, together with the shower room.

BEDROOM ONE

14'3" x 9'5" [max] x 7'4" [min] [4.35m x 2.88m [max] x 2.25m [min]]
Benefiting from access to useful eaves storage, a central heating radiator and a UPVC double glazed window to the front elevation.



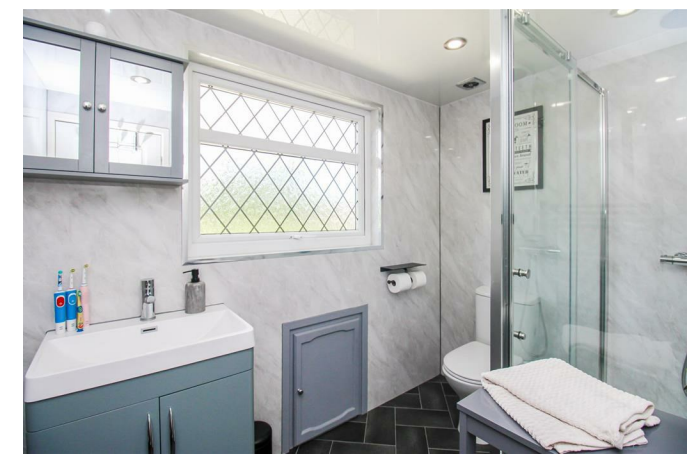
BEDROOM TWO

11'7" x 9'10" [max] x 3'9" [min] [3.55m x 3.0m [max] x 1.15m [min]]
Featuring a fitted storage cupboard, central heating radiator and a UPVC double glazed window to the front elevation.



SHOWER ROOM

8'1" x 5'10" [2.47m x 1.80m]
Comprising access to additional storage, a frosted UPVC double glazed window to the rear elevation, spotlights to the ceiling, extractor fan and anthracite ladder style heated towel radiator. The suite includes a low flush WC, wash basin inset into a vanity storage unit with mixer tap and a shower cubicle with mains fed overhead shower, shower attachment and glass shower screen. The room is finished with wet wall panelling throughout.



OUTSIDE

To the front of the property, the garden incorporates planted and pebbled beds with mature shrubs throughout and is enclosed by a combination of boundary walls and timber fencing. Double iron gates provide access to a block paved driveway offering ample off road parking and leading to a detached single garage with up-and-over door, power and lighting. Occupying a generous corner plot, the rear garden is predominantly laid to lawn and features an array of mature shrubs and flowering plants, together with an ornamental pond. A block paved patio provides the perfect space for outdoor dining and entertaining, whilst a useful lean-to style greenhouse offers additional practicality. The garden is fully enclosed by boundary walls and timber fencing, making it ideal for children and pets.

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.

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.