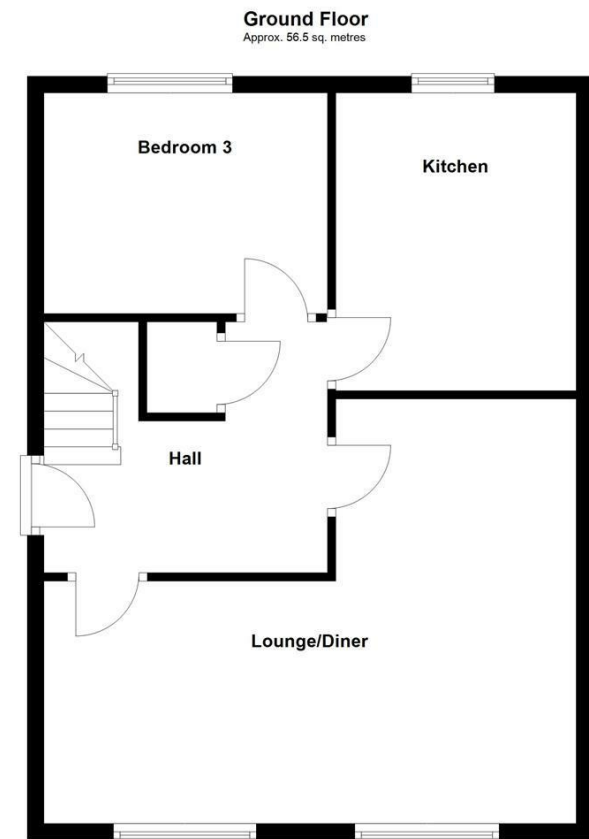
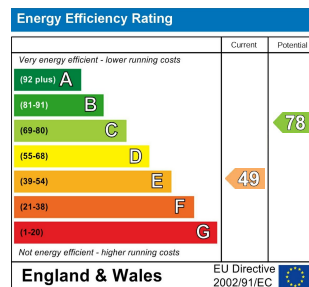




Total area: approx. 85.3 sq. metres



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.



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48 Cumbrian Way, Lupset Park, Wakefield, WF2 8JS

For Sale Freehold £265,000

Nestled in the sought after area of Lupset Park is this well presented three bedroom dormer semi detached bungalow, benefitting from driveway parking, enclosed gardens and a detached garage.

The accommodation briefly comprises an entrance hall, spacious lounge diner, fitted kitchen and a ground floor bedroom. To the first floor, the landing provides access to two further bedrooms and the family bathroom. Externally, the property benefits from driveway parking to the front together with low maintenance lawned gardens to both the front and rear. There is also a detached garage providing useful storage, along with a rear patio seating area ideal for outdoor relaxation.

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.

Only a full internal inspection will reveal the quality home on offer at this home and an early viewing comes highly recommended.

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

Side entrance door leading into the main hallway. The hallway has a central heating radiator, built in understairs storage cupboard and doors providing access to the lounge diner, kitchen and downstairs bedroom.

LOUNGE DINER

19'11" x 15'6" [6.08m x 4.74m]

UPVC double glazed windows to the front elevation, two central heating radiators, carpeted flooring with skirting boards, feature cast iron fireplace with surround, door leading back into the hallway and hatch opening through to the kitchen.



KITCHEN

12'2" x 9'5" [3.71m x 2.88m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted with a range of wall and base units for storage with laminate worktops. Integrated electric hob, oven and cooker hood, stainless steel sink and drainer unit with mixer tap, space for a fridge freezer, plumbing for a washing machine and partial tiled splashbacks.

DOWNSTAIRS BEDROOM

11'2" x 9'0" [3.41m x 2.75m]

UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and the boiler is housed within this room.



FIRST FLOOR LANDING

Providing access to two further bedrooms and the bathroom.

BEDROOM ONE

12'5" x 10'3" [3.79m x 3.13m]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring with skirting boards.



BEDROOM TWO

8'5" x 7'11" [2.57m x 2.43m]

UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring with skirting boards.



BATHROOM/W.C.

6'11" x 6'7" [2.11m x 2.01m]

Frosted UPVC double glazed window to the side elevation and

fitted with a three piece suite comprising wall mounted electric shower with glass screen, wash hand basin unit and low flush w.c. Central heating radiator and fully tiled walls.



OUTSIDE

Externally to the front of the property there is a low maintenance lawned garden with bush and shrubbery borders together with a side tarmac driveway providing off road parking. Gated access leads to further driveway parking and a detached garage used for storage. To the rear there is a flagged patio seating area with steps leading up to a mature lawned garden with bush and shrubbery borders together with space for a storage shed.



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.