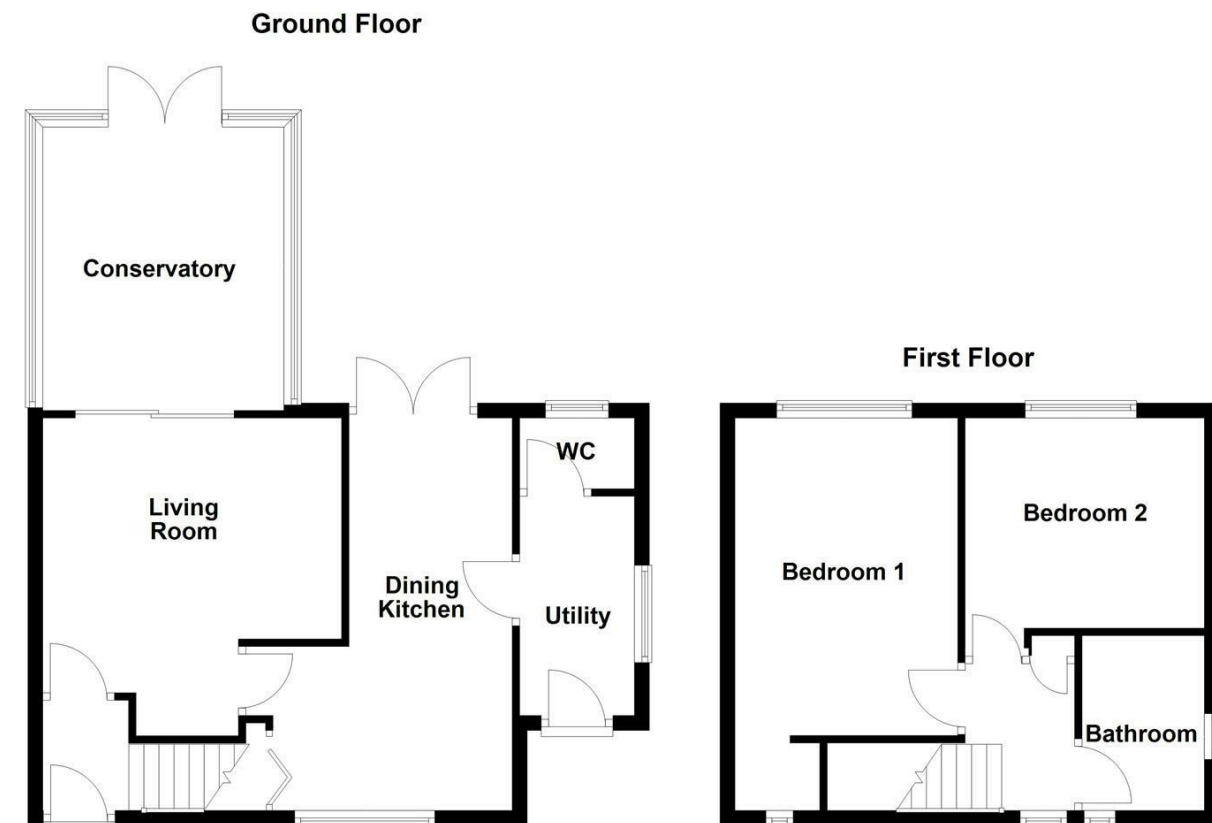




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119 Wharncliffe Road, Wakefield, WF2 7PY

For Sale Freehold £225,000

A deceptively spacious and beautifully presented two bedroom semi detached property, finished to an excellent standard throughout and benefitting from a conservatory extension, stunning landscaped gardens and far reaching views across neighbouring farmland. A particular highlight of the property is the superb outdoor entertaining space, complete with a fully fitted summer house.

The property benefits from gas central heating and UPVC double glazing throughout and is approached via a welcoming entrance hall leading into a spacious living room featuring a focal point fireplace. French doors open into the conservatory, which takes full advantage of the attractive garden views and provides an additional reception area ideal for relaxing or entertaining. The L shaped kitchen is fitted to a high standard with a range of modern units and integrated cooking appliances, with a door providing direct access to the rear garden. Adjoining the kitchen is a separate utility room together with a convenient ground floor WC. To the first floor are two generously proportioned double bedrooms, with the principal bedroom benefitting from a walk in wardrobe. Both bedrooms are served by a well appointed family bathroom. Externally, the property enjoys a neatly maintained front garden with a pathway leading to the side of the house. The true standout feature, however, is the exceptional rear garden. Thoughtfully landscaped and designed for outdoor living, it incorporates a substantial decked seating area which steps down to an artificial lawn, leading on to a further spacious patio and entertaining area. Beyond this sits a superbly appointed summer house, ideal for a variety of uses including a home office, hobby room or garden retreat, together with an additional timber storage shed. The gardens enjoy a sunny aspect and stunning open views over the surrounding countryside.

The property is situated within a popular residential area, conveniently placed for a range of local amenities including shops, schools and recreational facilities. A wider selection of amenities can be found in Wakefield city centre, which benefits from a mainline railway station and excellent access to the motorway network.

Only a full internal inspection will fully appreciate the quality, space and outstanding outdoor lifestyle this impressive home has to offer. An early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

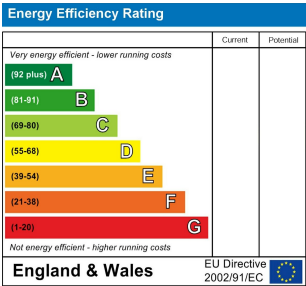
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.

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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.



ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC front entrance door, with staircase leading to the first floor landing, double central heating radiator and wood effect laminate flooring.

LIVING ROOM

14'5" x 13'9" [4.4m x 4.2m]

A well proportioned reception room with central heating radiator, feature fireplace with wooden surround, marble insert and hearth housing an electric fire, provision for a wall mounted television and sliding doors leading through to the conservatory.



CONSERVATORY

12'5" x 10'5" [3.8m x 3.2m]

Windows to three sides, double French doors leading out to the decked seating area and contemporary style vertical central heating radiator.



DINING KITCHEN

17'4" x 10'5" [5.3m x 3.2m]

A superb family kitchen fitted with an extensive range of cream fronted wall and base units with wood effect laminate work surfaces incorporating a ceramic sink unit. There is a four ring ceramic hob with glazed splashback and matching extractor hood above, built in oven and grill, integrated microwave and integrated washing machine. Double central heating radiator, provision for a wall mounted television and French doors taking full advantage of the attractive views over the garden and neighbouring fields beyond.



UTILITY ROOM

9'6" x 5'2" [2.9m x 1.6m]

UPVC entrance door, window to the side elevation, central heating radiator and ceramic tiled floor. Space and plumbing for a washing machine and dishwasher together with space for an American style side by side fridge freezer.

W.C.

5'2" x 3'3" [1.6m x 1.0m]

Fitted with a modern two piece white and chrome suite comprising low flush WC and wall mounted wash basin. Tiled walls and floor with frosted window to the rear elevation.

FIRST FLOOR LANDING

Window to the front elevation, loft access hatch and built in cupboard housing the gas fired combination central heating boiler.

BEDROOM ONE

13'9" x 9'10" [4.2m x 3.0m]

A generous double bedroom with large window to the rear elevation fitted with internal shutters, enjoying attractive views over the gardens and neighbouring fields beyond. Fitted with a comprehensive range of matching wardrobes, drawer units, cupboards and dressing table. Central heating radiator. A discreet door within one of the corner wardrobes provides access to a secret walk in wardrobe with window to the front elevation.



BEDROOM TWO

11'9" x 9'2" [3.6m x 2.8m]

A further double bedroom with window to the rear elevation fitted with internal shutters, central heating radiator and a good range of modern fitted wardrobes.



BATHROOM/W.C.

7'10" x 5'6" [2.4m x 1.7m]

Beautifully refitted with a modern white and chrome three piece suite comprising P shaped shower bath with glazed screen and twin head

shower, vanity wash basin with storage beneath and low flush WC with concealed cistern. Chrome ladder style heated towel radiator, frosted window to the side elevation and additional window to the front.



OUTSIDE

To the front, the property enjoys a neat garden laid mainly to lawn with established shrub borders. A pathway leads down the side of the property to the rear, where there is a stunning garden designed to take full advantage of the sunny aspect and open views over neighbouring farmland. Immediately to the rear of the house is a spacious decked seating area accessed directly from both the conservatory and kitchen. Steps lead down to a generous artificial lawn, which in turn opens onto a further large decked entertaining area. Beyond this, steps descend to an additional paved patio seating area where there is a substantial timber summer house. The garden also benefits from a separate timber storage shed.



SUMMER HOUSE

13'1" x 9'10" [4m x 3m]

With power, lighting, provision for a wall mounted television and French doors opening onto the patio.

COUNCIL TAX BAND

The council tax band for this property is A.

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.