



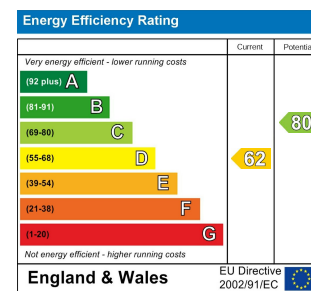
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



**27 Cumbrian Way, Lupset Park, Wakefield, WF2 8JP**

**For Sale Freehold £385,000**

Nestled in the sought after area of Lupset Park, ideally positioned between Horbury and Wakefield city centre, is this pristinely presented two bedroom detached true bungalow. Having undergone a full renovation, the property offers stylish and modern accommodation throughout on a well proportioned plot with off road parking and an attractive enclosed rear garden backing onto playing fields.

The accommodation briefly comprises an entrance hall with access to a storage cupboard, living room, kitchen diner, WC and bedroom two. The living room leads through to bedroom one, which benefits from a dressing room and en suite shower room, while bedroom two also enjoys its own en suite shower room. The kitchen diner leads through to a sitting room, which opens onto the rear garden. Externally, the front of the property features a manicured lawned garden and a paved driveway providing off road parking for at least two vehicles. To the rear, the low maintenance enclosed garden incorporates artificial lawn and a paved patio area, ideal for outdoor dining and entertaining. There is also a summer house with power, lighting and UPVC double glazing, together with a further brick built storage area, previously converted from the garage. The garden is fully enclosed by timber fencing with a rear gate leading onto the playing fields.

Lupset Park is a popular location, well placed between Horbury and Wakefield for access to local amenities including shops and schools. Wakefield city centre offers a wider range of facilities, along with two train stations providing links to Leeds, Manchester and London. The M1 motorway is also only a short drive away, making it ideal for commuters.

Only a full internal inspection will fully appreciate the quality and finish this superb home has to offer. Early viewing is highly recommended.

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**ACCOMMODATION**

**ENTRANCE HALL**

7'5" x 17'4" [2.27m x 5.3m]

Accessed via a composite side entrance door with frosted glass, featuring decorative wall panelling, central heating radiator, loft access and doors leading to the living room, kitchen diner, bedroom two, WC and a storage cupboard.

**W.C.**

5'6" x 3'9" [1.7m x 1.15m]

Fitted with a low flush WC, wash basin set into a floating vanity unit with storage below and mixer tap, column radiator and frosted UPVC double glazed window to the side.

**LIVING ROOM**

12'5" x 15'5" [3.8m x 4.72m]

UPVC double glazed window to the side, central heating radiator and door leading through to bedroom one.



**BEDROOM ONE**

11'7" x 12'5" [3.55m x 3.8m]

UPVC double glazed window to the front, central heating radiator, decorative panelled wall and open access into the dressing room.



**DRESSING ROOM**

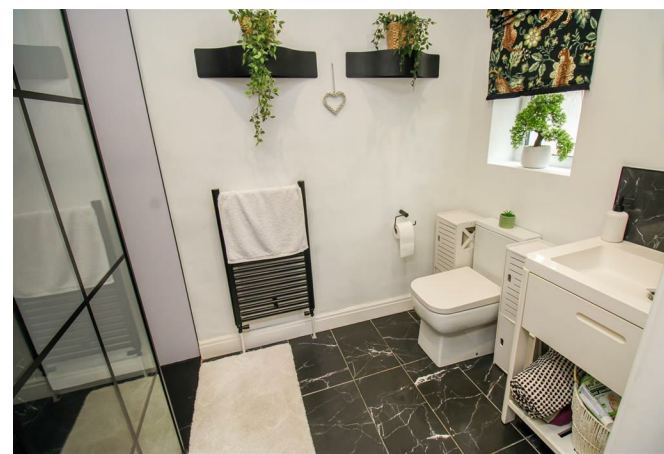
8'8" x 7'1" [2.66m x 2.16m]

UPVC double glazed window to the front, central heating radiator, loft access and door leading into the en suite shower room.

**EN SUITE SHOWER ROOM/W.C.**

5'2" x 8'9" [1.6m x 2.68m]

Comprising a walk in shower cubicle with glass screen and mains fed shower, low flush WC and wash basin set into a vanity unit with storage below. Finished with tiled splashbacks, spotlighting and a matte black ladder style radiator, with frosted UPVC window to the side.



**BEDROOM TWO**

18'4" x 8'8" [5.6m x 2.66m]

UPVC double glazed window to the rear, central heating radiator and access into a second en suite shower room.



**EN SUITE SHOWER ROOM/W.C.**

5'2" x 5'6" [1.58m x 1.7m]

Fitted with a walk in shower cubicle with glass screen and mains fed shower, low flush WC and wash basin set into a vanity unit with storage below, with tiled surround, spotlighting and frosted UPVC window to the side.



**KITCHEN DINER**

12'6" x 11'11" [3.83m x 3.64m]

Modern fitted kitchen with a range of high gloss wall and base units, laminate work surfaces and a central island with breakfast bar. Integrated appliances include oven, microwave, fridge freezer and dishwasher, along with a four ring gas hob and extractor. Column radiator and open plan access into the sitting room.

**SITTING ROOM**

12'5" x 8'8" [3.8m x 2.65m]

Two central heating radiators and UPVC double glazed French doors opening out to the rear garden.



**SUMMER HOUSE**

8'5" x 12'5" [2.58m x 3.81m]

UPVC double glazed with power and lighting, providing a versatile additional space.

**BRICK BUILT STORE**

Useful external storage space located to the rear of the summer house.

**OUTSIDE**

To the front, the property offers a well maintained lawned garden alongside a pebbled and paved driveway providing off road parking for multiple vehicles and access down the side of the property. To the rear, the garden is designed for low maintenance with artificial lawn and a paved patio seating area, ideal for outdoor dining and entertaining. The space is fully enclosed with wall and timber fencing, with gated access leading out to the playing fields beyond.



**COUNCIL TAX BAND**

The council tax band for this property is D.

**FLOOR PLAN**

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

**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.