Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



8 Sycamore Copse, Wakefield, WF2 8DG

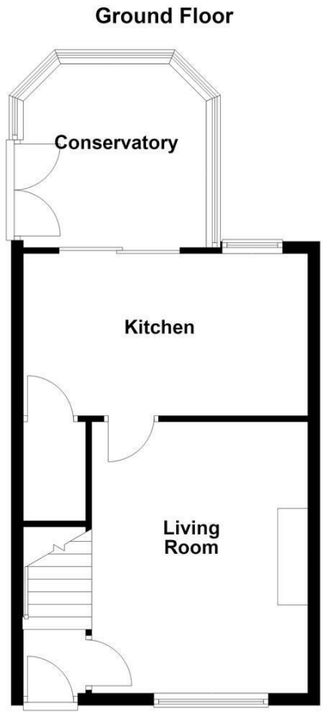
For Sale Freehold £245,000

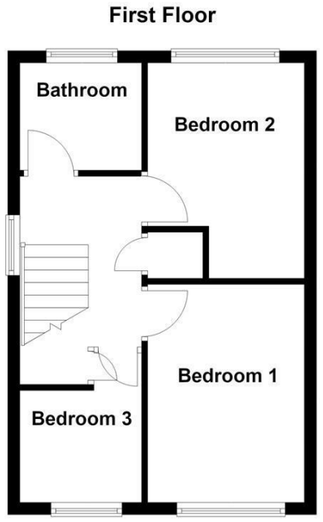
This well presented three bedroom semi detached home is situated in a residential cul-de-sac location, conveniently placed for Wakefield city centre and its wide range of amenities.

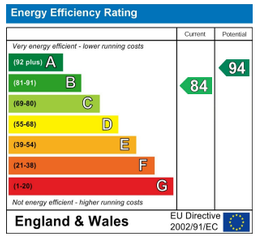
The accommodation is arranged over two floors and briefly comprises an entrance hall, good sized lounge and a modern fitted dining kitchen, together with the excellent addition of a conservatory overlooking the rear garden. To the first floor are three bedrooms and the house bathroom, together with useful storage and access to the partially boarded loft. Externally, to the front is a driveway providing off street parking and leading to a detached single garage, together with a neat lawned garden. To the rear is an attractive enclosed garden with patio seating areas, lawn and mature planting, offering a good degree of privacy.

The property has been modernised to a good standard and offers ready to move into accommodation, making it an ideal choice for a range of buyers.

Only a full internal inspection will truly reveal everything this appealing 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
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.



ACCOMMODATION

ENTRANCE HALL
Front facing composite glazed entrance door leading into the entrance hall. Staircase providing access to the first floor landing, side facing UPVC double glazed window and wall mounted electric heater. Door leading through into the lounge.

LOUNGE
14'7" x 11'8" (4.45m x 3.56m)
Front facing UPVC double glazed window. Carpeted flooring, feature fireplace with electric fire inset and electric storage heater. Door leading through into the dining kitchen.



DINING KITCHEN
14'8" x 8'7" (4.48m x 2.62m)
Fitted with a stylish range of wall and base units with complementary wood effect block work surfaces over, incorporating a stainless steel sink and drainer with chrome mixer tap. Integrated electric oven with four ring induction hob over, integrated 70/30 fridge freezer and integrated slimline dishwasher. Space and plumbing for an automatic washing machine. Rear facing UPVC double glazed window and sliding double glazed patio doors leading through into the conservatory. Tiled flooring and electric storage heater. Useful understairs storage cupboard housing the meters and alarm system.



CONSERVATORY
9'1" x 8'4" (2.78m x 2.56m)
Of UPVC construction with UPVC double glazed windows to the rear and side elevations. UPVC French doors opening onto the garden. Tiled flooring.



FIRST FLOOR LANDING
Doors provide access to three bedrooms and the house bathroom. Useful airing cupboard housing the hot water cylinder. Side facing UPVC double glazed window, electric storage heater and carpeted flooring. Loft access providing access to the partially boarded and insulated loft space.

BEDROOM ONE
12'4" x 8'5" (3.77m x 2.57m)
Front facing UPVC double glazed box window. Carpeted flooring, electric storage heater and coving to the ceiling.



BEDROOM TWO
10'10" x 8'5" (3.32m x 2.58m)
Rear facing UPVC double glazed window. Carpeted flooring, coving to the ceiling and electric storage heater.



BEDROOM THREE
9'1" x 6'1" (2.79 x 1.86)
Front facing UPVC double glazed window. Carpeted flooring and useful storage cupboard positioned over the bulkhead.

HOUSE BATHROOM
5'11" x 5'5" (1.81m x 1.67m)
Rear facing obscured UPVC double glazed window. Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with chrome seperate taps and low flush W.C. Fully tiled walls and flooring together with extractor fan.

OUTSIDE
To the front is a neat lawned garden with driveway providing off street parking and leading to a detached single garage. To the rear is an attractive enclosed garden with paved seating areas, lawn and a range of mature shrubs, hedging and planted borders. The garden offers a good degree of privacy.



DETACHED GARAGE
Detached single garage with electric.

COUNCIL TAX BAND
The council tax band for this property is B.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement. Vendor advises us it generates a source of income.