Richard Kendall Estate Agent

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The Cottage, 1a Long Causeway, Wakefield, WF1 3SE

For Sale Freehold Offers Over £330,000

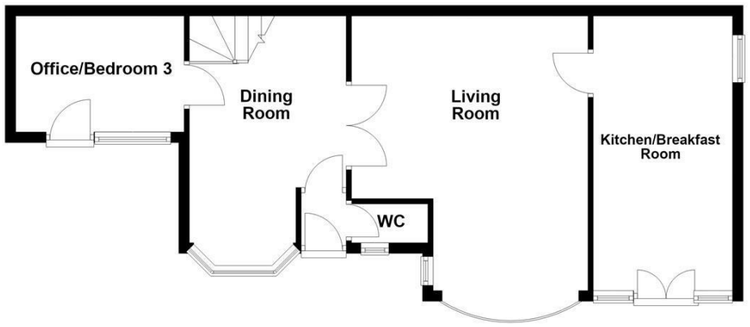
A distinctive property, offering a wealth of charm and character throughout, it is a superbly appointed and deceptively spacious, three bedroom link-detached cottage believed to date back to circa 1890. A unique property which combines traditional character with well proportioned accommodation and would ideally suit a professional couple, family or those looking to downsize.

The accommodation briefly comprises an entrance hall, downstairs W.C., dining room, living room, kitchen and a versatile office/bedroom three. The office forms the only part of the property attached to the neighbouring home, with the remainder of the accommodation detached. The whole of the ground floor is covered internally with a burglar alarm which can be set before finally leaving and exiting via the front door. To the first floor are two further double bedrooms, a useful store room and a modern fitted house bathroom. Externally, to the front is an attractive block paved courtyard setting with electric gated access, providing off street parking for one to two vehicles.

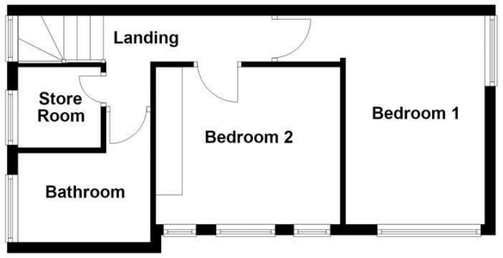
Enjoying a set-back position on a lane off the main road, with an open outlook across the adjacent park and children's play area, it provides a rare sense of privacy. The property is conveniently situated within easy reach of a range of local amenities including shops and schools, and with a range of bus services operating nearby. Wakefield city centre, railway and bus stations are also within easy reach, together with convenient access to the motorway network and nearby hospital.

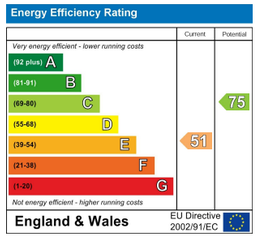
A truly appealing cottage which deserves an early internal inspection to fully appreciate the space, character and versatility on offer. An early viewing is highly recommended.

Ground Floor



First Floor





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
Entrance door leading into the entrance hall. Radiator, doors providing access to the dining room and separate W.C.

DOWNSTAIRS W.C.
Fitted with a low flush W.C. and frosted UPVC double glazed window overlooking the front elevation.

DINING ROOM
9'9" x 14'0" (max) x 10'7" (min) (2.98m x 4.28m (max) x 3.24m (min))
Two radiators and UPVC double glazed window overlooking the front elevation. Staircase providing access to the first floor landing, French doors leading into the living room and a further door providing access to the office.



OFFICE/BEDROOM THREE
10'4" x 6'11" (3.17m x 2.12m)
Radiator, UPVC double glazed window overlooking the front elevation and UPVC entrance door providing access to the front of the property.

LIVING ROOM
16'10" x 14'8" (max) x 9'9" (min) (5.15m x 4.49m (max) x 2.98m (min))
Two radiators, recessed spotlights and UPVC double glazed window overlooking the front elevation. Feature gas fire with limestone surround and door leading through to the breakfast kitchen.



BREAKFAST KITCHEN
17'1" x 8'7" (5.23m x 2.64m)
Fitted with a modern range of wall and base units with matching work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Breakfast bar area incorporating a five ring stainless steel gas hob with stainless steel extractor hood above. Integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated combination microwave, integrated grill and double oven, together with integrated fridge and freezer. Fitted cupboard unit in the kitchen housing the gas boiler. Tiled splashbacks, recessed spotlights, tile effect flooring, radiator and frosted UPVC double glazed window overlooking the side elevation. UPVC double glazed French doors with matching glazed side panels provide access to the front courtyard.

FIRST FLOOR LANDING
Doors providing access to the house bathroom and store room, with steps leading up to a further landing area. The upper landing benefits from a radiator and provides access to two bedrooms. Frosted UPVC double glazed window overlooking the side elevation.

BEDROOM ONE
12'11" x 8'8" (3.95m x 2.65m)
Step down from the landing into the bedroom. Dual aspect UPVC double glazed windows overlooking the front and side elevations, together with two radiators.



BEDROOM TWO
9'5" x 11'6" (max) x 10'8" (2.89m x 3.51m (max) x 3.27m)
Fitted wardrobes to one wall, radiator and attractive arched UPVC double glazed window overlooking the front elevation, flanked by two smaller matching arched windows.



STORE ROOM
5'8" x 5'1" (1.73m x 1.57m)
Frosted UPVC double glazed window overlooking the side elevation.

BATHROOM
8'2" x 5'4" (2.49m x 1.63m)
Fitted with a contemporary suite comprising low flush W.C., wash basin set within vanity storage with drawers, and panelled bath with shower over. Fully tiled walls and flooring, recessed LED spotlights, chrome ladder style radiator and frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE
To the front is an attractive block paved courtyard with planted shrub borders. Electric operated gates provide access to off street parking for up to two vehicles. A timber framed garden shed is also included.



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

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.