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



150B Balne Lane, Wakefield, WF2 0DP

For Sale Freehold Offers Over £300,000

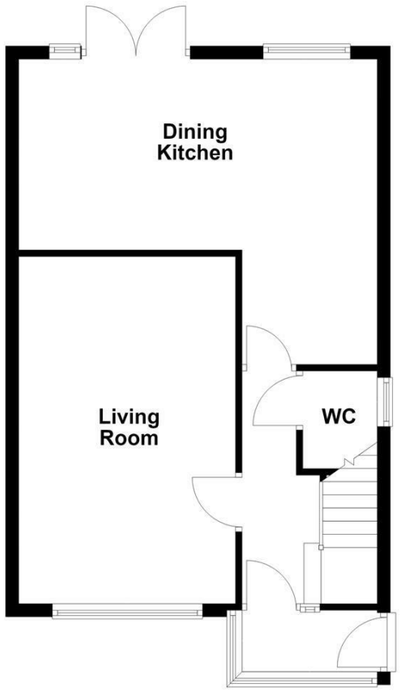
Occupying a slightly elevated position within a popular residential area is this beautifully refurbished four bedroom detached family home, offering spacious and well proportioned accommodation finished to an impressive standard throughout. Boasting a stunning contemporary dining kitchen, generous living space, four good sized bedrooms, ample off road parking and an attractive landscaped rear garden, this superb property provides an ideal setting for modern family living.

Benefitting from gas fired central heating and sealed unit double glazed windows, the accommodation is approached through a welcoming entrance porch leading into a central reception hallway, with a convenient guest WC. The generously proportioned living room enjoys a pleasant outlook to the front, while spanning the rear of the property is an impressive open plan dining kitchen, beautifully refitted with contemporary units and a range of integrated appliances. Offering an excellent space for everyday family life and entertaining, the kitchen also features French doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. To the first floor, the landing provides access to four well proportioned bedrooms, all served by a stylishly refurbished family bathroom featuring a striking contemporary black and white suite. Externally, the property enjoys an attractive lawned garden to the front, together with a generous driveway providing ample off road parking and leading to the garage. To the rear is a beautifully presented enclosed garden, thoughtfully landscaped for low maintenance living and relaxation. Featuring an artificial lawn and an attractive paved patio seating area, the garden provides an ideal setting for al fresco dining, entertaining and family enjoyment.

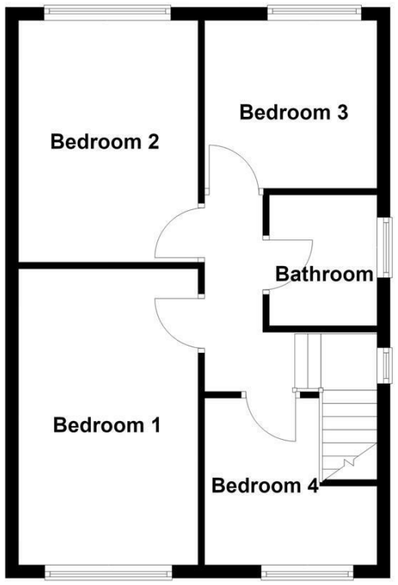
Conveniently positioned within a popular residential area, the property is within easy reach of local shops, schools and recreational facilities. A wider range of shopping, dining and leisure opportunities can be found in nearby Wakefield city centre, which also benefits from mainline railway connections. Excellent access to the national motorway network makes this an appealing location for those commuting further afield.

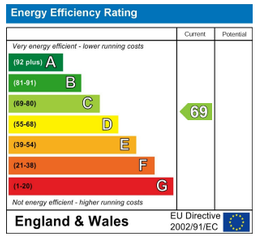
Having undergone an impressive programme of refurbishment, this attractive detached residence offers an excellent combination of contemporary interiors, generous family accommodation and landscaped outdoor space. An early internal viewing is highly recommended to fully appreciate the quality, space and appealing setting this wonderful home has to offer.

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 PORCH
UPVC entrance door leading into the porch. Windows overlooking the front garden. Inner door leading through into the reception hall.

RECEPTION HALL
11'9" x 6'10" (3.60m x 2.10m)
Central heating radiator. Staircase providing access to the first floor with useful understairs storage cupboard. Door providing access to the guest cloakroom.

W.C.
4'11" x 3'7" (1.50m x 1.10m)
Fitted with a modern white two piece suite comprising low flush W.C. and vanity wash basin with storage cupboard beneath. Frosted window overlooking the side elevation.

LIVING ROOM
17'4" x 10'9" (5.30m x 3.30m)
Window overlooking the front elevation and central heating radiator.



DINING KITCHEN
18'0" x 15'1" (5.50m x 4.60m)
Window overlooking the rear elevation together with double French doors opening onto the back garden. The kitchen area is fitted with a contemporary range of wall and base units. Four ring ceramic hob with glazed splashback and extractor hood above. Integrated oven, integrated fridge freezer, integrated dishwasher and integrated bin storage system. Space and plumbing for a washing machine. Matching cupboard housing the Vaillant gas fired central heating boiler. The adjoining dining area has a central heating radiator and enjoys views through the French doors over the rear garden.



FIRST FLOOR LANDING
Doors to four bathrooms and the house bathroom.

BEDROOM ONE
14'9" x 9'2" (4.50m x 2.80m)
A generous double bedroom with a window overlooking the front elevation and central heating radiator.



BEDROOM TWO
12'5" x 9'2" (3.80m x 2.80m)
A further well proportioned bedroom with a window overlooking the rear garden and central heating radiator.



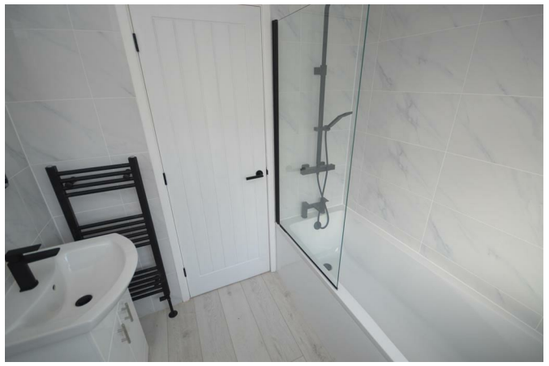
BEDROOM THREE
8'10" x 8'6" (2.70m x 2.60m)
Window overlooking the rear garden and central heating radiator.



BEDROOM FOUR
8'6" x 5'10" (2.60m x 1.80m)
Window overlooking the front elevation and central heating radiator.



BATHROOM
6'6" x 5'10" (2.00m x 1.80m)
Refitted to an attractive standard with tiled walls. Fitted with a modern white suite comprising panelled bath with twin head shower over and glazed screen, vanity wash basin with storage beneath and low flush W.C. Ladder style heated towel radiator and extractor fan. Frosted window overlooking the side elevation.



OUTSIDE
To the front is a well proportioned lawned garden with mature planted beds. A gated driveway provides ample off street parking and continues down the side of the property towards the garage. The rear garden has been landscaped with a generous paved patio seating area. There is also a good sized artificial lawn together with mature shrubs and planting.





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.