Richard Kendall Estate Agent

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15 Primrose Lane, Calder Grove, Wakefield, WF4 3DD

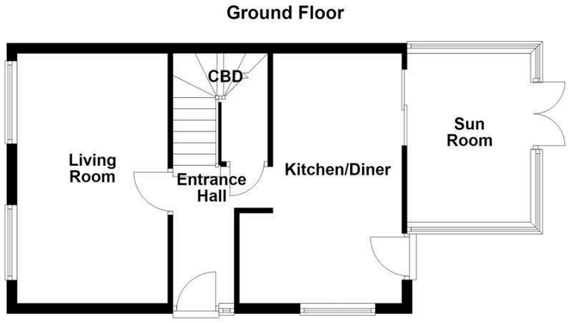
For Sale Freehold £295,000

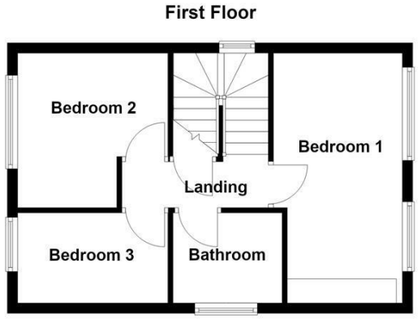
A superb opportunity to purchase this three bedroom detached family home, enjoying a tucked away position with ample off road parking, a detached garage and attractive low maintenance gardens.

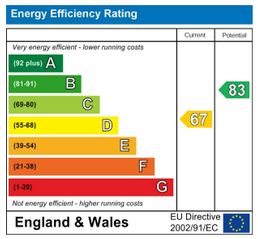
The property is approached via a shared tarmacadam driveway providing parking for several vehicles, with a larger than average artificial lawned front garden. Internally, the accommodation begins with an entrance hall providing access to the living room, understairs storage cupboard and kitchen diner. The kitchen diner is fitted with a range of integrated appliances and incorporates a breakfast bar, with sliding patio doors opening into the sun room and onto the landscaped rear garden. To the first floor are three good sized bedrooms and the house bathroom, together with a generous overstairs storage cupboard and loft access via a built-in ladder. Bedroom one also benefits from fitted mirrored wardrobes. Externally, the rear garden has been designed for low maintenance and incorporates Indian stone paved seating areas, artificial lawn and planted borders, creating an excellent space for outdoor dining and entertaining.

The property is within easy reach of local amenities and schools, with regular bus services providing access towards Wakefield city centre. The M1 motorway network is also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive family 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
UPVC double glazed side entrance door leading into the entrance hall with frosted UPVC double glazed side panel. Laminate flooring, central heating radiator and inset spotlights to the ceiling. Staircase with handrail providing access to the first floor landing. Two doors provide access to the living room and understairs storage cupboard. Feature archway opening into the kitchen diner.

LIVING ROOM
15'10" x 9'8" (4.85m x 2.97m)
Two UPVC double glazed windows overlooking the front elevation. Coving to the ceiling, decorative ceiling rose, laminate flooring and central heating radiator.

KITCHEN DINER
15'11" x 10'4" (4.86m x 3.17m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill with four ring gas hob and extractor hood above. Integrated full size Beko dishwasher. Space and plumbing for a washing machine together with space for a freestanding fridge freezer. Combination boiler housed within one of the kitchen cupboards. Breakfast bar with downlighting beneath the surround. Laminate flooring, coving and inset spotlights to the ceiling. UPVC double glazed window with integral blinds overlooking the side elevation. UPVC double glazed door providing access to the rear. Sliding UPVC double glazed patio doors leading into the sun room.



SUN ROOM
10'9" x 7'10" (3.30m x 2.39m)
UPVC double glazed windows to three sides. UPVC double glazed French doors opening onto the landscaped rear garden. Laminate flooring, central heating radiator and pitched ceiling with inset spotlights. Power points.

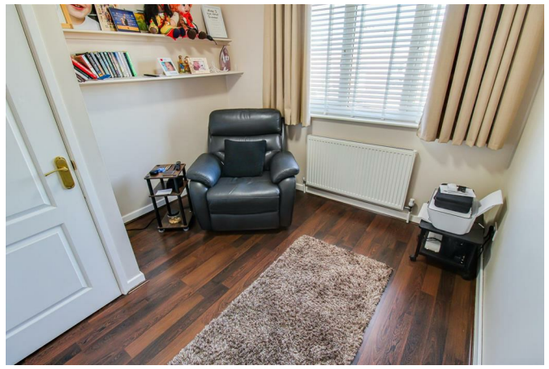


FIRST FLOOR LANDING
Frosted UPVC double glazed window overlooking the side elevation. Inset spotlights to the ceiling and loft access. Built-in ladder to the loft hatch with part boarding within the loft. Five doors provide access to three bedrooms, the house bathroom and a large overstairs storage cupboard with fixed shelving.

BEDROOM ONE
14'0" x 8'3" (4.29m x 2.53m)
Two UPVC double glazed windows overlooking the rear elevation. Coving to the ceiling, laminate flooring and central heating radiator. Fitted double wardrobe with mirrored sliding doors.



BEDROOM TWO
9'10" x 9'8" (3.02m x 2.96m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, laminate flooring and central heating radiator. Feature wall finish.



BEDROOM THREE
9'10" x 5'7" (3.00m x 1.71m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, laminate flooring and central heating radiator.



HOUSE BATHROOM
6'5" x 5'6" (1.97m x 1.69m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with separate taps and panelled bath with mixer tap and wall mounted shower attachment. UPVC clad ceiling with inset spotlights and extractor fan. Frosted UPVC double glazed window overlooking the side elevation. Wall mounted shaver socket and central heating radiator.



DETACHED GARAGE
16'9" x 8'8" (5.13m x 2.65m)
Single detached garage with manual up and over door, power and lighting. UPVC double glazed window overlooking the side elevation.

OUTSIDE
To the front is a larger than average low maintenance artificial lawned garden enclosed by timber panel fencing to two sides. A shared tarmacadam driveway provides ample off road parking for approximately three vehicles and leads to the detached garage. Timber gate provides access into the rear garden. To the rear is an attractively landscaped low maintenance garden. An Indian stone paved patio wraps around the sun room, providing an ideal space for outdoor dining and entertaining. Steps lead up to an artificial lawned garden with planted borders to two sides. Two further Indian stone paved patio areas are positioned to the upper corners of the garden. Outside power socket and sensor light. The garden is enclosed by timber panel fencing to all three sides.



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.