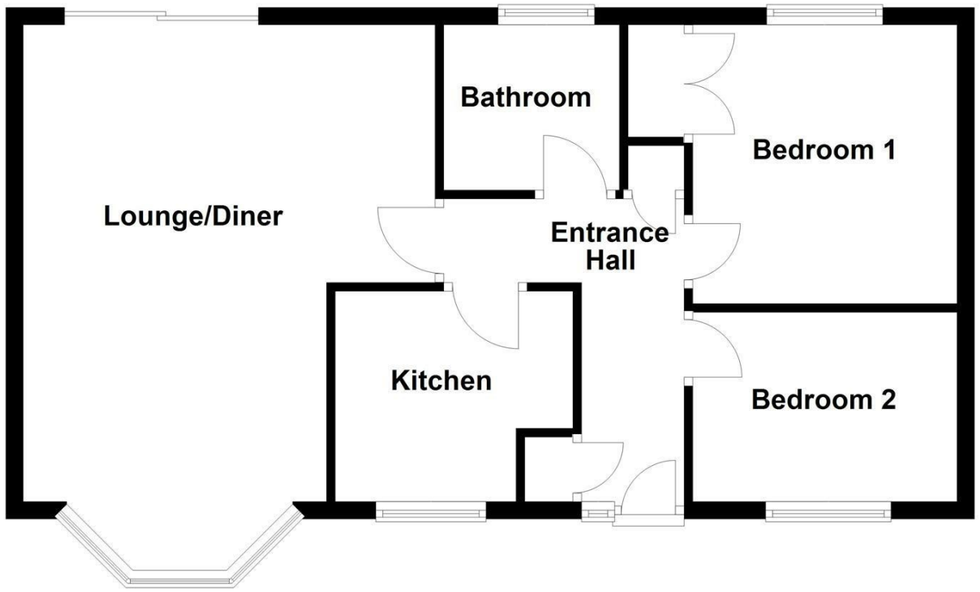
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



Total area: approx. 59.7 sq. metres (642.8 sq. feet)



48 Hopewell Way, Crigglestone, Wakefield, WF4 3PU

For Sale Freehold £180,000

Occupying a pleasant cul-de-sac position, this two bedroom detached true bungalow offers an excellent opportunity for those seeking a property with potential and has no chain and a vacant possession. While the home would benefit from a degree of modernisation, it presents a well proportioned layout and is considered a highly appealing prospect.

The property briefly comprises an entrance hall, boiler cupboard, two generously sized bedrooms, a three piece suite house bathroom, an airing cupboard, a fitted kitchen, and an L shaped lounge diner with sliding patio doors opening onto the rear garden. Externally, the front of the property features a well maintained lawned garden with a concrete pathway leading to the entrance. A tarmac driveway runs along the side, providing off-road parking for two vehicles and access to a single detached garage with a manual up-and-over door. To the rear, the garden includes a concrete seating area, a pleasant lawn, and a further pebbled seating space, all complemented by mature shrub borders and partially fenced boundaries.

The property is conveniently located close to local amenities, reputable schools, and benefits from regular bus routes providing access to Wakefield city centre. The M1 motorway network is also within easy reach, making it ideal for commuters.

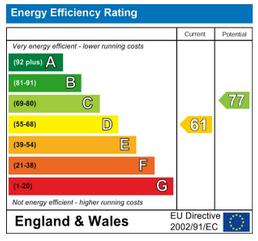
Overall, this property represents a fantastic opportunity and early viewing is highly recommended.

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
A composite front entrance door leads into the entrance hall, which provides loft access, a central heating radiator, and doors leading to the boiler cupboard, two bedrooms, the house bathroom, lounge diner, kitchen, and a further door to the airing cupboard.

KITCHEN
8'2" x 9'0" (2.49m x 2.75m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks above, incorporating a stainless steel sink with mixer tap and drainer. There is plumbing for a washing machine, space for an under-counter fridge or freezer, and space for a freestanding oven and grill. Additional features include a storage cupboard, central heating radiator, UPVC double glazed window to the front aspect, and a fully tiled floor.

LOUNGE DINER
17'11" x 15'7" (max) x 11'5" (min) (5.48m x 4.75m (max) x 3.48m (min))
A spacious 'L' shaped room with metal double glazed sliding patio doors opening onto the rear garden and a UPVC double glazed boxed bay window to the front aspect. The room also benefits from two central heating radiators and coving to the ceiling.





BEDROOM ONE
10'0" x 10'7" (3.06m x 3.23m)
A well proportioned room with a central heating radiator, built-in double wardrobe with double doors, and a timber double glazed window to the rear aspect.





BEDROOM TWO
10'0" x 7'2" (3.05m x 2.20m)
Featuring a UPVC double glazed window to the front aspect and a central heating radiator.



BATHROOM
6'1" x 6'5" (1.87m x 1.97m)
Comprising a three piece suite including a panelled bath with two taps and electric shower over, pedestal wash basin with two taps, and low flush WC. The room is fully tiled and benefits from a central heating radiator, wall-mounted shaving socket, extractor point, and a UPVC double glazed frosted window to the rear aspect.



OUTSIDE
Externally, to the front of the property is a pleasant lawned garden with a concrete pathway leading directly to the entrance door. A tarmac driveway runs along the side, providing off road parking for two vehicles and leading to a single detached garage with a manual up-and-over door. To the rear, there is a concrete seating area accessed via the lounge patio doors, a well maintained lawned garden, and a pebbled seating area. The garden is enclosed by partially timber panelled fencing and benefits from an external light and water connection.



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

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.

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.