



WAKEFIELD
01924 291 294

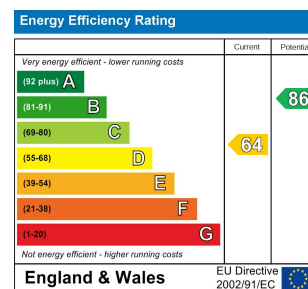
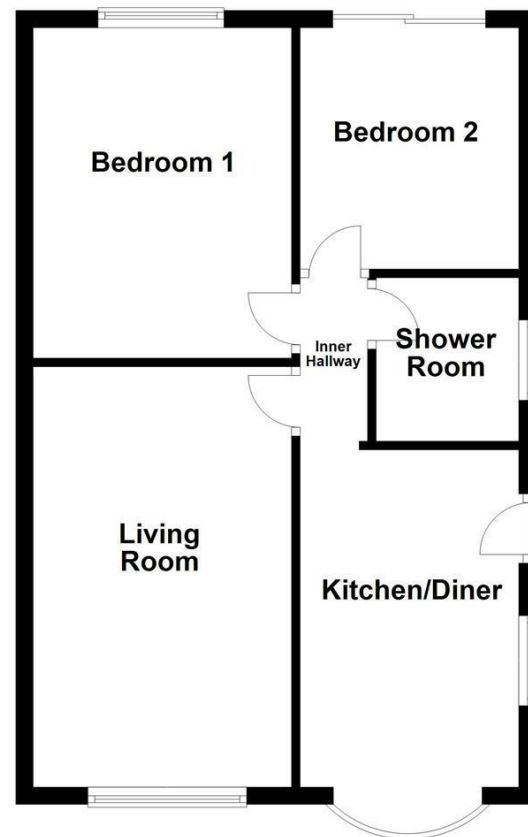
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground 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.



17 Grove Park, Calder Grove, Wakefield, WF4 3BZ

For Sale Freehold £190,000

Situated in the sought after Calder Grove area of Wakefield is this two bedroom semi detached bungalow featuring well proportioned accommodation throughout, gardens to the front and to the rear, ample off road parking with garage.

The accommodation briefly comprises kitchen diner, inner hallway with access to the loft, living room, two bedrooms and shower room/w.c. Outside to the front the garden is mainly pebbled with planted features, some slate areas and timber fencing to one side. A block paved driveway provides off road parking and leads down the side of the property and to the single attached garage with timber doors. The rear garden has mainly paved patio area ideal for outdoor dining and entertaining with raised pebbled beds, timber fencing to the rear and walls to one side.

Located within easy access to Junction 39 of the M1 motorway, being only a 5 minute drive away, local amenities and main bus route.

An ideal purchase for a range of buyers looking for in the Calder Grove area. Only a full internal inspection will truly show what is to offer and so an early viewing comes highly advised to avoid disappointment.



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ACCOMMODATION

KITCHEN DINER

12'9" x 8'3" [3.9m x 2.54m]

Composite side door with frosted glass pane leading into the kitchen diner, UPVC double glazed window to the side, UPVC double glazed bow window to the front, opening into the inner hallway, coving to the ceiling, central heating radiator, range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob, integrated oven, space and plumbing for a washing machine.



INNER HALLWAY

Loft access, coving to the ceiling, doors to bedrooms, shower room and living room.

LIVING ROOM

9'9" x 15'11" [2.98m x 4.86m]

Coving to the ceiling, UPVC double glazed window to the front, central heating radiator, gas fireplace with tiled hearth and surround, exposed stone mantle.



BEDROOM ONE

9'9" x 12'9" [2.98m x 3.9m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear, fitted wardrobes and storage units.



BEDROOM TWO

8'3" x 9'1" [2.53m x 2.78m]

Two alcoves with spotlights, central heating radiator, coving to the ceiling, set of UPVC sliding doors to the rear.



SHOWER ROOM/W.C.

6'2" x 5'4" [1.88m x 1.65m]

Frosted UPVC double glazed window to the side, extractor fan, coving to the ceiling, chrome ladder style central heating radiator. Low flush w.c., pedestal wash basin and mains fed shower head attachment with shower screen. Partially tiled.

OUTSIDE

The front garden is a mainly pebbled with a planted bed border and planted features. Slate areas, timber fencing to one side and block paved

driveway providing off road parking and leads to the side of the property to the single attached garage with timber framed doors. The garage [2.84m x 5.88m] itself has further access from the side with a UPVC double glazed frosted door, timber frame frosted window, fitted units, power, light and Ideal boiler. The rear garden is low maintenance with paved patio area, perfect for outdoor dining and entertaining purposes, raised pebbled beds, timber fencing to the rear, walls to one side and a brick built outbuilding.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.