



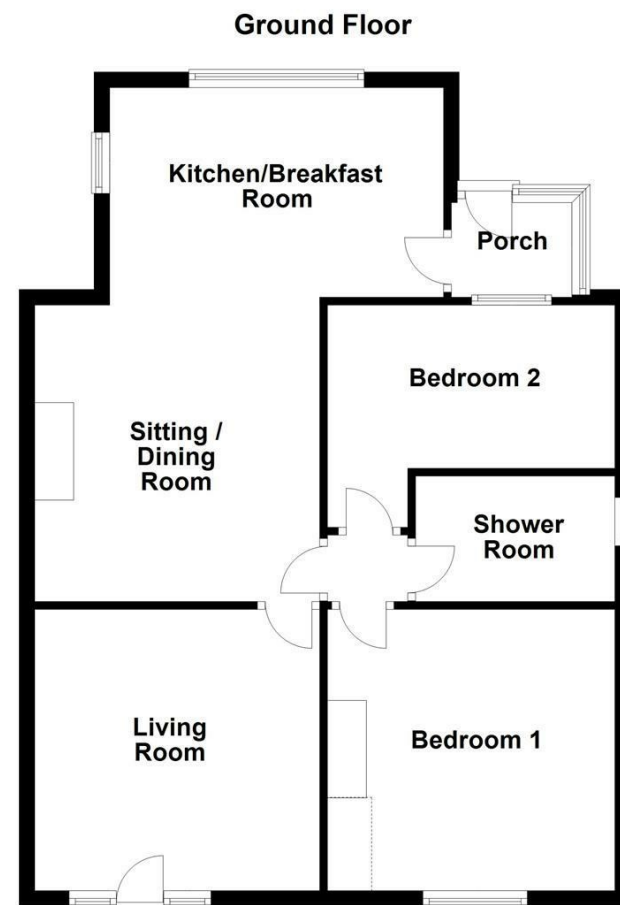
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**44 Sunny Bank, Ryhill, Wakefield, WF4 2AF**

**For Sale Freehold £165,000**

Nestled in this cul-de-sac location is this deceptively spacious two bedroom semi detached bungalow benefitting from spacious reception rooms, ample off road parking and generously proportioned front and rear gardens. Offered to the market with no chain and having potential to extend the property creating additional bedrooms, subject to the relevant planning permissions and building regulations.

The property briefly comprises of the entrance porch, kitchen/breakfast room opening into the dining/sitting room, living room, inner hallway leading to two bedrooms and the shower room/w.c. Outside to the front of the property, there is an enclosed garden accessed via an iron gate to a lawned garden with a planted bed borders and a paved pathway leading to the front door. To the side is a shared tarmac driveway accessed via a set of double iron gates providing off road parking for one vehicle leading to the single detached garage with manual up and over door, power and light. The rear garden is split into sections with a lawned garden incorporating a planted bed border and the remainder of the garden comprises of a paved patio area, perfect for outdoor dining and entertaining with a brick built outbuilding, fully enclosed by timber fencing and hedging.

The property is located within close proximity to the shops, schools and amenities in Ryhill with main bus routes running to and from Wakefield city centre as well as Barnsley and Hemsworth.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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#### ACCOMMODATION

##### ENTRANCE PORCH

4'0" x 5'0" [1.22m x 1.53m]

Surrounded by UPVC double glazed windows with a frosted window looking into bedroom two. UPVC double glazed door leading into the kitchen/breakfast room.

##### KITCHEN/BREAKFAST ROOM

8'8" x 14'0" [2.65m x 4.29m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, space and plumbing for a gas cooker with tiled splash back. Central heating radiator, an opening into the sitting room, laminate flooring, UPVC double glazed frosted window to the side and further window to the rear.

##### DINING/SITTING ROOM

12'5" x 12'10" [max] x 2'11" [min] [3.81m x 3.92m [max] x 0.9m [min]]

Coving to the ceiling, ceiling rose, central heating radiator, doors through to the living room and hallway. Gas fire [incorporating central heating gas back boiler] with marble hearth, surround and mantle.



#### LIVING ROOM

11'11" x 11'10" [3.65m x 3.62m]

This is a light and airy room benefitting from double glazed door with sidelights leading into the garden. Coving to the ceiling, central heating radiator and gas fireplace.



#### HALLWAY

Loft access and doors to two bedrooms and the shower room.

#### BEDROOM ONE

12'0" x 11'10" [max] x 3'1" [min] [3.68m x 3.62m [max] x 0.95m [min]]

UPVC double glazed window to the front, central heating radiator and access to fitted wardrobe/storage cupboard.



#### BEDROOM TWO

12'2" x 9'4" [max] x 6'11" [min] [3.71m x 2.86m [max] x 2.11m [min]]

UPVC double glazed window to the porch, central heating radiator and fitted storage.



#### SHOWER ROOM/W.C.

8'4" x 5'3" [2.56m x 1.61m]

UPVC double glazed frosted window to the side, chrome ladder style radiator, extractor fan, spotlights to the ceiling, low flush w.c., ceramic wash basin is built into a modern white gloss vanity unit with a mixer tap. Shower cubicle with electric shower attachment and glass shower screen. Fully tiled and shaver socket point.



#### OUTSIDE

To the front of the property there is an enclosed garden, mainly laid to lawn with a planted bed borders. An iron gate provides access to a paved pathway leading to the front door and a shared tarmac driveway accessed via a set of double iron gates providing off road parking for one

vehicle leading to the single detached garage with manual up and over door, power and light. The rear garden is split into sections with a lawned garden incorporating a planted bed border and the remainder of the garden comprises of a paved patio area, perfect for outdoor dining and entertaining with a brick built outbuilding, fully enclosed by timber fencing and hedging.



#### COUNCIL TAX BAND

The council tax band for this property is B.

#### 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.

#### EPC RATING

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