



WAKEFIELD  
01924 291 294

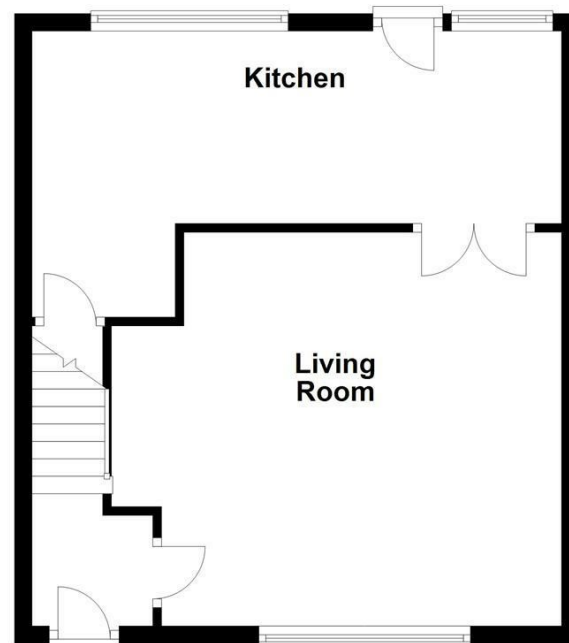
OSSETT  
01924 266 555

HORBURY  
01924 260 022

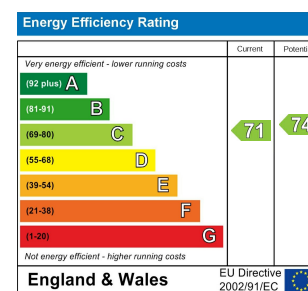
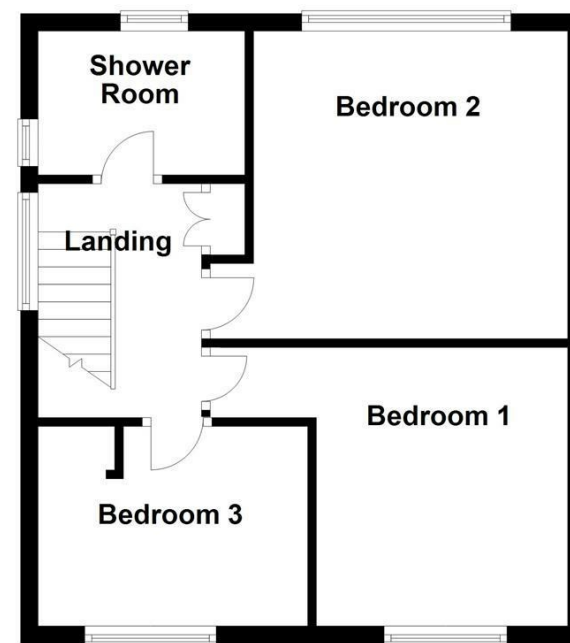
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

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.



**10 Fulwood Grove, Wakefield, WF2 7QH**

**For Sale Freehold £185,000**

Occupying a fantastic corner plot is this well presented three bedroom semi detached property benefitting from driveway parking, detached garage and extended rear garden.

The property briefly comprises of the entrance hall, living room and kitchen. The first floor landing provides access to three bedrooms and shower room/w.c. Externally the property has a low maintenance artificial lawn to the front and driveway parking leading to the detached garage. There is an extended rear garden with patio seating.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendl Lane Primary School which is 2-3 minutes walk. The property boasts great access to Newmillerdam Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away.

An ideal home for the first time buyer, couple or family looking to gain access to the property market and a viewing comes highly recommended.



#### ENTRANCE HALL

Front composite door, central heating radiator, staircase to the first floor landing and access to the living room.

#### LIVING ROOM

16'4" x 14'9" [5.0m x 4.52m]

UPVC double glazed window to the front elevation, two central heating radiators and double doors leading through to the kitchen.



#### KITCHEN

19'8" x 10'7" [max] [6.0m x 3.25m [max]]

Modern fitted kitchen with wall and base units with laminate work tops and tiled splash back. Integrated induction hob with cooker hood, integrated double oven,

space for a fridge/freezer and space for a washing machine. UPVC double glazed windows and door to the rear elevation, two central heating radiators and built in storage cupboard housing the boiler.

#### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, access to three bedrooms and family bathroom.

#### BEDROOM ONE

10'5" x 9'5" [3.19m x 2.88m]

UPVC double glazed window to the front elevation and central heating radiator.



#### BEDROOM TWO

13'4" [max] x 11'8" [4.08m [max] x 3.56m]

UPVC double glazed window to the rear elevation and central heating radiator.



#### BEDROOM THREE

9'11" x 7'4" [3.03m x 2.25m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage over the eaves.



#### SHOWER ROOM/W.C.

7'7" x 5'4" [2.32m x 1.65m]

UPVC double glazed frosted windows to the rear and side elevation. Three piece suite comprising walk in shower cubicle with glass screen and wall mounted shower, low flush w.c. and wash hand basin with tiled splash back. Chrome style ladder radiator.



#### OUTSIDE

The property occupies a corner plot with a flagged patio seating area to the rear leading up to a spacious lawn with bush and shrubbery surrounding. Side gated access to the front of the property where there is a detached garage with up and over door with driveway parking for one-two vehicles. There is an artificial lawn to the front.



#### SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.

#### COUNCIL TAX BAND

The council tax band for this property is A.

#### 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.