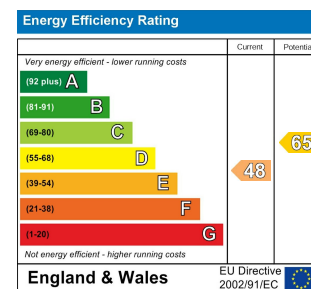
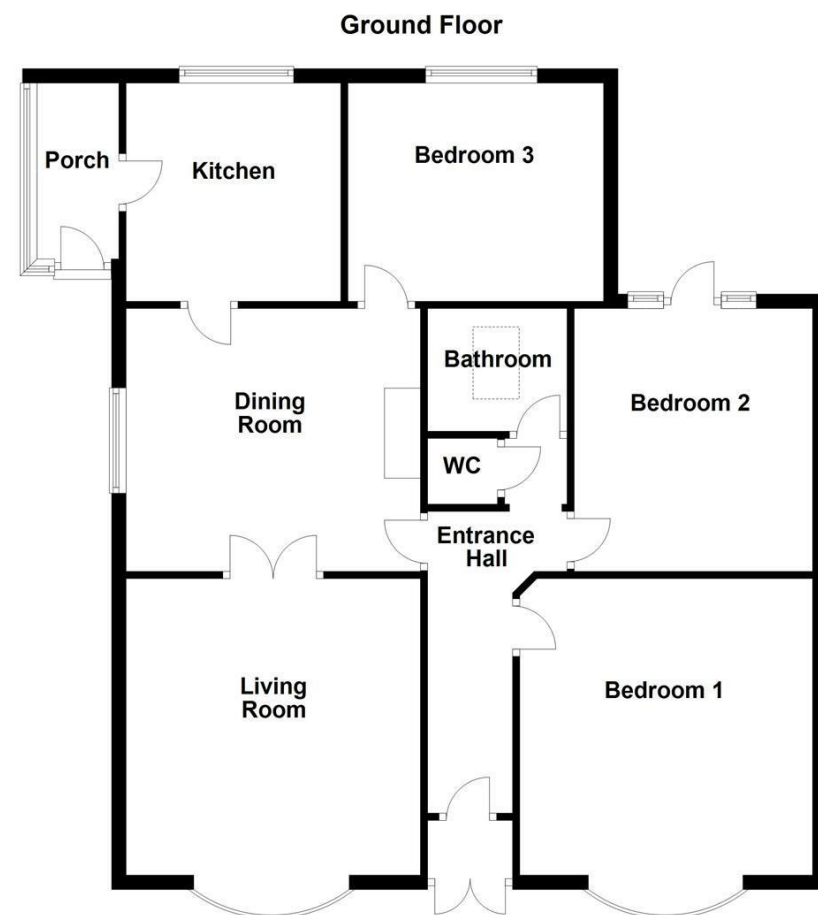




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



7 Painthorpe Lane, Hall Green, Wakefield, WF4 3LA

For Sale Freehold £325,000

Situated in Hall Green is this deceptively spacious detached bungalow benefitting from three double bedrooms, spacious reception rooms, ample off road parking and enclosed rear garden.

The property briefly comprises of entrance vestibule, entrance hall, two double bedrooms, w.c., bathroom, dining room, living room, kitchen, side porch and a further double bedroom. Outside to the front is a tarmacadam driveway providing off road parking for several vehicles. To the rear the garden is mainly laid to lawn incorporating paved, pebbled and raised decked areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is located close to local amenities such as shops and schools, with Dane Royd Junior & Infants School only minutes away. For those who enjoy idyllic walks, Newmillerdam Country Park is only a short distance away. Main bus routes run to and from Wakefield city centre and Junction 39 of the M1 motorway is close by, for those who wish to commute further afield.

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



ACCOMMODATION

ENTRANCE VESTIBULE

A set of UPVC double glazed frosted doors leading into the entrance vestibule. Further door leading into the entrance hall.

ENTRANCE HALL

Loft access, coving to the ceiling, central heating radiator and doors to two bedrooms, dining room, w.c. and bathroom.

BEDROOM ONE

13'4" x 13'1" [4.07m x 4.01m]

UPVC double glazed bow window to the front, central heating radiator and coving to the ceiling.



BEDROOM TWO

11'11" x 10'11" [3.65m x 3.33m]

Coving to the ceiling, two central heating radiators and UPVC

double glazed frosted door to the rear with windows either side.



W.C.

3'2" x 2'10" [0.99m x 0.87m]

Extractor fan, spotlights to the ceiling, low flush w.c. and wash basin built into a storage unit with mixer tap.

BATHROOM

6'3" x 5'4" [1.91m x 1.63m]

Velux skylight, spotlights to the ceiling, extractor fan, shaver socket point, chrome ladder style radiator, low flush w.c., wash basin built into storage unit and mixer tap. Panelled bath with mixer tap and over head shower attachment.



DINING ROOM

13'4" x 11'10" [4.07m x 3.63m]

Timber framed single pane double doors to the living room, doors to the kitchen and bedroom three. Central heating radiator, UPVC double glazed window to the side, coving to the ceiling and ceiling rose.



LIVING ROOM

13'4" x 13'5" [4.07m x 4.09]

Coving to the ceiling, ceiling rose, two central heating radiators, UPVC double glazed bow window to the front and electric fireplace with laminate hearth, surround and mantle.



KITCHEN

9'11" x 10'0" [3.03m x 3.05m]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, five ring gas hob, integrated oven with extractor hood above and tiled splash back. Space and plumbing for a washing machine and integrated fridge/freezer. UPVC double glazed door to the side porch, UPVC double glazed window to the rear, coving to the ceiling, spotlights to the ceiling and chrome ladder style radiator.

SIDE PORCH

3'9" x 6'8" [1.15m x 2.05m]

Surrounded by UPVC double glazed frosted windows, frosted door to the front and access to fitted storage cupboards.

BEDROOM THREE

9'4" x 11'7" [2.86m x 3.55m]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for several vehicles. To the rear the garden is mainly laid to lawn incorporating paved, pebbled and raised decked areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



PLEASE NOTE

The photos were taken before the current tenant moved in.

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.

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.