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 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.



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



81 Hollingthorpe Avenue, Hall Green, Wakefield, WF4 3NP

For Sale Freehold £240,000

Enjoying a tranquil and private cul-de-sac location is this two bedroom detached true bungalow on a corner plot position with substantial front, rear and side gardens, driveway parking, detached garage with electric roller door, modern shower room, spacious living room with French doors leading to the large landscaped rear garden which is very private and not overlooked. Available with no chain and immediate vacant possession.

The accommodation comprises large entrance hall, kitchen, living room, two bedrooms and shower room/w.c. Outside there are gardens to the front, side and rear. A driveway provides off road parking and leads to the single detached garage.

Situated within the sought after area of Hall Green and local bus routes travel to and from Wakefield city centre, local amenities such as shops and schools are nearby as well as Newmillerdam country park and Pugneys water park. For those looking to commute further afield then access to the M1 motorway is a short drive away.

A full internal inspection will reveal all that is on offer at this quality home and an early viewing is recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with frosted pane at the side, coving to the ceiling, central heating radiator, doors leading to the living room, bedrooms, shower room/w.c., storage cupboards and kitchen. Loft access.

KITCHEN

8'4" x 11'8" [2.56m x 3.57m]

A range of wall and base units with chrome handles, laminate work surface over, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over, space for fridge freezer, composite side entrance door, coving to the ceiling, combi condensing boiler, UPVC double glazed window to the front and central heating radiator.



LIVING ROOM

14'10" x 12'2" [4.53m x 3.72m]

Central heating radiator, electric fire on a decorative hearth with tiled interior and wooden decorative surround, UPVC double glazed French doors leading into the rear garden with UPVC double glazed windows to the side, partial coving to the ceiling, two wall lights, central heating radiator.



BEDROOM ONE

11'5" x 10'1" max x 8'2" min [3.49m x 3.08m max x 2.49m min]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, fitted wardrobes, fitted drawers and storage cupboards.



BEDROOM TWO

7'8" x 9'7" [2.36m x 2.93m]

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



SHOWER ROOM/W.C.

4'11" x 6'6" [1.52m x 2m]

Larger than average shower cubicle with shower screen, mixer shower and tiled walls. Pedestal wash basin with mixer tap and a low flush w.c. UPVC cladding to the ceiling, extractor fan, chrome ladder style radiator, UPVC double glazed window to the side.



OUTSIDE

An attractive lawned front garden with planted borders, concrete driveway leading down the side of the property and providing off road parking for approx four vehicles and leading to the single detached garage with electric roller door, power and light, side entrance door and single glazed window. The rear garden is paved and tiered into two sections. An attractive lawn and enjoys a corner plot position with a lawned garden also to the side having a timber shed, mature trees and conifer hedging. Timber panelled fences. Outside lighting and water point 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.