



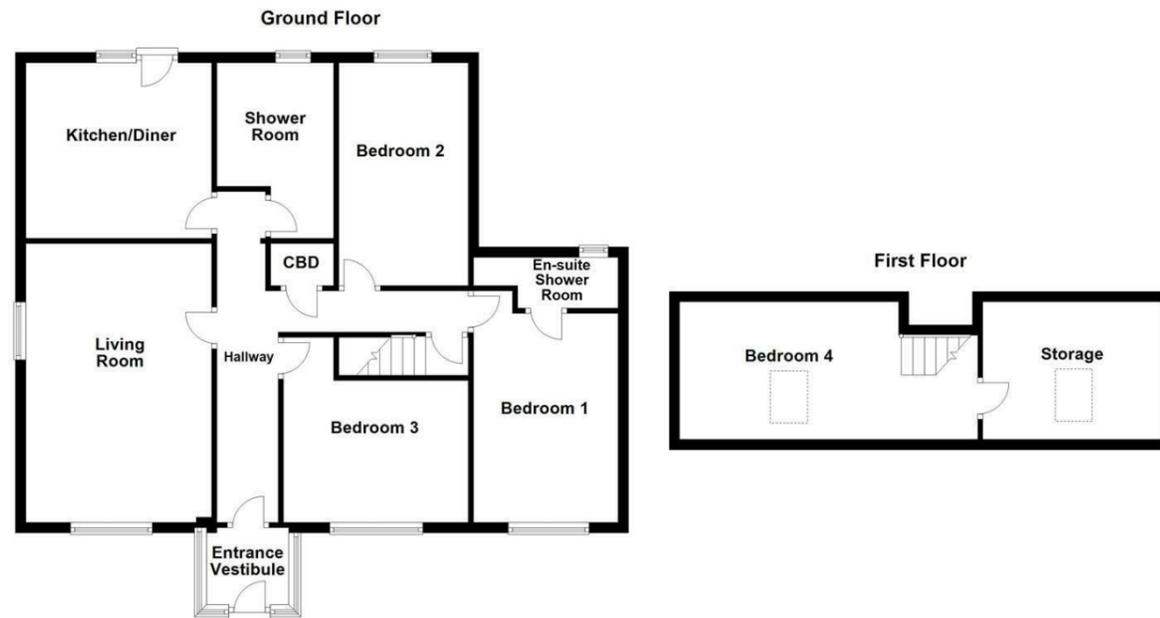
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Energy Efficiency Rating		Current	Potential
Vary 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.



**15 Oakland Road, Wakefield, WF1 5LZ**

**For Sale Freehold Offers Over £290,000**

Superbly appointed throughout is this four bedroom detached bungalow, finished to a high standard throughout and benefitting from well proportioned accommodation, off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance vestibule, hallway, living room, kitchen, three bedrooms, shower room. Stairs lead to a further bedroom located on the first floor with storage space. Outside to the front is a stone paved driveway providing off road parking for several vehicles with walls to the front and side. To the rear the garden is laid to lawn with planted beds incorporating stone paved patio area, perfect for outdoor dining and entertaining and brick built outbuilding with UPVC double glazing, power and light, currently used as a utility space. The rear garden is fully enclosed by timber fencing.

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



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#### ACCOMMODATION

##### ENTRANCE VESTIBULE

Composite front entrance door with frosted glass pane leading into the entrance vestibule. Surrounded by UPVC double glazed windows, LED ceiling spotlights, fitted storage units, column central heating radiator and door through to the further hallway.

##### HALLWAY

LED ceiling spotlights, two column central heating radiators and access to the living room, kitchen, three bedrooms, storage cupboard and house shower room. Stairs to bedroom four.

##### LIVING ROOM

11'8" x 18'1" [3.57m x 5.52m]  
Column central heating radiator, UPVC double glazed windows to the front and side and media wall with built in electric fireplace.



##### KITCHEN

11'6" x 8'11" [3.51m x 2.74m]  
Composite door with frosted glass pane leading to the rear patio, UPVC double glazed window to the rear and LED ceiling spotlights. Range of modern wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap and pyrex splash back. Integrated fridge/freezer, integrated washing machine, integrated oven and microwave, five ring gas hob with extractor hood above.



##### BEDROOM ONE

9'1" x 14'10" [max] x 13'5" [min] [2.78m x 4.53m [max] x 4.1m [min]]  
UPVC double glazed window to the front, column central heating radiator, fitted wardrobes and door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

6'3" x 3'1" [1.93m x 0.94m]  
UPVC double glazed frosted window to the rear, chrome column central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with overhead shower and shower head attachment. Fully tiled, LED ceiling spotlights and fitted storage.



##### BEDROOM TWO

14'0" x 7'7" [4.29m x 2.33m]  
Column central heating radiator, UPVC double glazed window to the rear and fitted wardrobes.



##### BEDROOM THREE

11'8" x 11'6" [max] x 8'10" [min] [3.56m x 3.53m [max] x 2.71m [min]]  
UPVC double glazed window to the front and column central heating radiator.

##### SHOWER ROOM/W.C.

9'0" x 7'0" [max] x 3'6" [min] [2.76m x 2.15m [max] x 1.07m [min]]  
UPVC double glazed frosted window to the rear, anthracite column central heating radiator, extractor fan, LED ceiling spotlights, low flush w.c., ceramic wash basin built into storage unit with mixer tap, shower cubicle with overhead shower and fully tiled.



##### BEDROOM FOUR

8'9" x 18'9" [max] x 6'3" [min] [2.67m x 5.72m [max] x 1.92m [min]]  
LED ceiling spotlights, fitted wardrobes, column central heating radiator, Velux skylight and door to storage space.



##### STORAGE

Velux skylight and Viessmann combi boiler is housed here.

##### OUTSIDE

To the front of the property there is a stone paved driveway providing off road parking for several vehicles with walls to the front and side. To the rear the garden is laid to lawn with planted beds incorporating stone paved patio area, perfect for outdoor dining and entertaining, with brick built outbuilding.



##### OUTBUILDING

With UPVC double glazing, power and light, currently used for storage/utility space. Currently houses the tumble dryer and freezer.

##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.