

**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.



**WAKEFIELD**  
01924 291 294

**OSSETT**  
01924 266 555

**HORBURY**  
01924 260 022

**NORMANTON**  
01924 899 870

**PONTEFRACT & CASTLEFORD**  
01977 798 844



**1 Hirst Road, Wakefield, WF2 9DH**

**For Sale Freehold Offers Over £210,000**

Having been renovated throughout to a high standard and landscaped garden to the front is this superbly appointed one bedroom (formerly a two bedroom) semi detached bungalow. Benefiting from a kitchen breakfast room with integrated appliances and Quartz work surfaces, stunning bathroom/w.c. and beautiful rear garden.

The accommodation fully comprises entrance hall with archway into the kitchen breakfast room, living room with recess lighting and partial media wall, a bespoke bathroom with shower cubicle, a double bedroom with fitted wardrobes and utility room. The rear garden is beautiful with slate paved patio area, timber decked patio area, built in hot tub area beneath wooden pergola and an ideal outdoor entertaining space, whilst also enjoying an artificial grass area and water feature. To the front the property has double gates opening on to the tarmac driveway providing off road parking.

Located within walking distance to the amenities and schools nearby. Local bus routes travel regularly to Wakefield city centre and for those wishing to commute further afield the M1 motorway is a short drive away.

An ideal opportunity for the first time buyer, professional couple or those looking to downsize. An early appraisal is highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**





## ACCOMMODATION

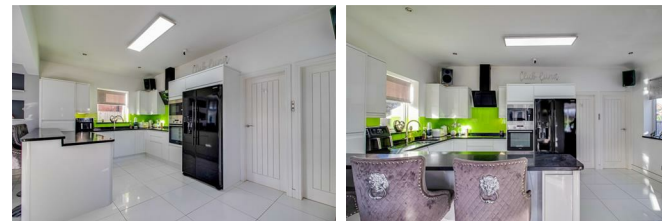
### ENTRANCE HALL

Composite side entrance door, contemporary radiator, feature archway providing access into the kitchen breakfast room, built in high gloss shoe cupboard/coat rack.

### KITCHEN BREAKFAST ROOM

16'8" x 10'1" [5.10m x 3.08m]

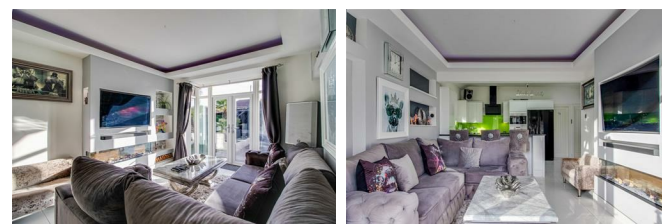
Porcelain tiled floor. A range of wall and base high gloss units with Quartz work surface and upstands, glass splashback, 1 1/2 stainless steel sink with mixer tap and inset drainer, integrated oven and grill, integrated microwave oven, recess space for an American style fridge freezer, built in wine rack, plinth lighting, inset spotlights to the ceiling, archway into the living room, breakfast bar with Quartz work surface, integrated Beko slimline dishwasher, UPVC triple glazed windows to both sides, downlights and doors to the bathroom/w.c, utility and bedroom one. Contemporary radiator with mirror.



### LIVING ROOM

10'1" x 12'4" [3.08m x 3.78m]

Electric gas fire with partial media wall for tv recess having downlights, recessed overlighting to the room, contemporary radiator, Porcelain tiled floor, UPVC triple glazed bay with French doors leading out to the rear with UPVC triple glazed windows to the side.



### BATHROOM/W.C.

5'8" x 13'1" [1.74m x 4.01m]

Freestanding roll top bath with waterfall mixer tap

and pull out shower attachment, ceramic wash basin with wall mounted waterfall mixer tap, shower cubicle with mixer shower, rain shower head and shower attachment. Concealed cistern low flush w.c. Fully tiled walls and floor, vanity mirror with lighting. Chrome ladder style radiator, UPVC triple glazed frosted window to the side, UPVC cladding to the ceiling with inset spotlights and extractor fan.



### UTILITY

5'9" x 2'9" [1.76m x 0.84m]

UPVC triple glazed window to the side, plumbing and space for a washing machine, Porcelain tiled floor, inset spotlights to the ceiling.

### BEDROOM ONE

11'10" x 11'6" [3.63m x 3.51m]

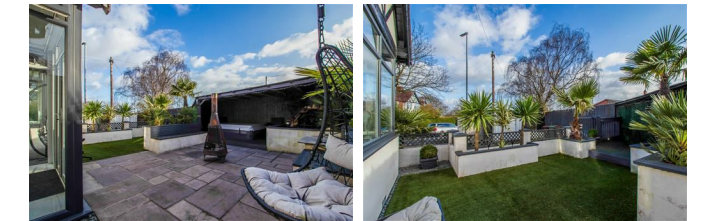
Walk in UPVC triple glazed bay window to the front, central heating radiator, recessed over lighting with downlights, wall light and a fitted double wardrobe with sliding high gloss doors.



### OUTSIDE

The rear garden has a slate paved patio area with timber seating. Water feature. Hot tub area [hot tub included within the sale] with a large timber pergola over and an artificial grass area having palm trees bordering. A timber decked patio

seating area enclosed by panelled fence surrounds and slate borders. Rendered white walls. Concrete pathway. To the front there are double timber gates providing access onto large tarmac driveway providing off road parking, steps with slate broder and palm trees leading to the entrance door.



### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

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

### 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.