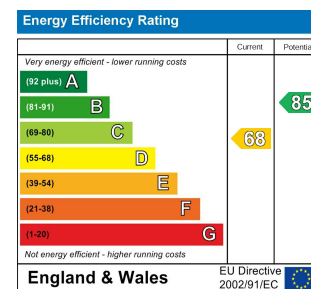




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**16 Pentland Grove, Wakefield, WF2 8JX**  
**For Sale Freehold Offers In The Region Of £220,000**

Nestled in a cul-de-sac location is this semi detached bungalow with two bedrooms benefitting from conservatory, enclosed rear garden and ample off road parking with car port and detached garage.

The accommodation comprises of entrance hall, shower room/w.c., kitchen, living room, two bedrooms and conservatory. Outside there is a low maintenance pebbled front garden with paved driveway running down the side of the property through double cast iron gates under a car port providing off road parking for vehicles leading to a single detached garage. Whilst to the rear, a paved patio area with pebbled and planted borders, surrounded by timber panelled surround fences.

Situated between Wakefield and Horbury, the property is ideally located for all local shops and amenities. Whilst also only a short drive away from the M1 motorway network for those commuting further afield.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed frosted window overlooking the side aspect, loft access, central heating radiator and doors providing access to the kitchen, shower room, living room, two bedrooms and cloakroom cupboard.

### SHOWER ROOM/W.C.

5'4" x 7'1" [1.64m x 2.16m]

Three piece suite comprising walk in shower cubicle with electric shower, pedestal wash basin with two taps and low flush w.c. Part tiled walls, UPVC double glazed frosted window overlooking the side aspect and central heating radiator.



### KITCHEN

10'9" x 8'0" [3.29m x 2.46m]

Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 sink and drainer with chrome swan neck mixer tap. A washing machine (with plumbing and drainage), freestanding double oven and grill with four ring electric hobs, tumble dryer and a fridge freezer, all included within the sale. UPVC double glazed window overlooking the front aspect, central heating radiator, extractor fan to the ceiling and door providing access to the boiler cupboard housing the combi condensing boiler.

### LIVING ROOM

10'1" x 18'0" [3.08m x 5.49m]

Fireplace with marble hearth. marble matching interior and wooden decorative surround. UPVC double glazed bow window overlooking the front aspect, coving to the ceiling and central heating radiator.



### BEDROOM ONE

8'2" x 13'6" up to fitted wardrobes [2.51m x 4.13m up to fitted wardrobes]

UPVC double glazed window overlooking the rear aspect, central heating radiator and a range of fitted wardrobes, fitted drawers and storage cupboards.



### BEDROOM TWO

10'6" x 10'2" [3.21m x 3.10m]

Central heating radiator, fitted double wardrobe/cupboard, UPVC double glazed door leading into the conservatory and UPVC double glazed window to the rear. Currently used as a dining room.



### CONSERVATORY

7'7" x 16'7" [2.32m x 5.08m]

Low brick walls and UPVC double glazed windows on all three sides with UPVC door leading out to the rear garden.



### OUTSIDE

To the front of the property there is a low maintenance pebbled front garden with paved driveway running down the side of the property through double cast iron gates under a car port providing off road parking for up to three vehicles leading to a single detached garage with manual up and over door. A timber gate accesses the low maintenance rear garden where there is a paved patio area with pebbled and planted borders, surrounded by timber panelled surround fences.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.