



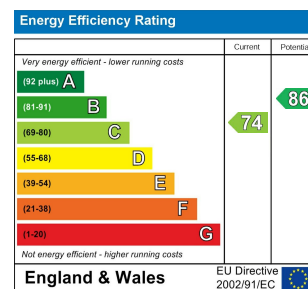
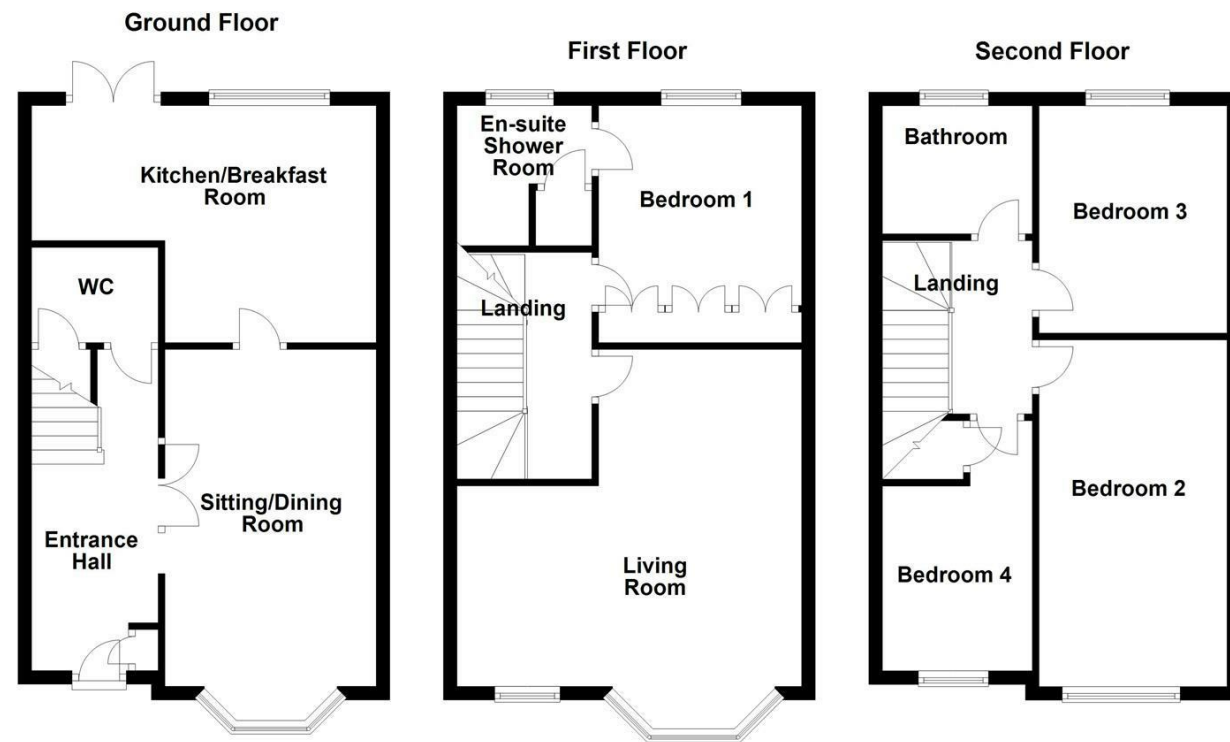
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**MORTGAGES**

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.



**10 Chaloner Grove, Wakefield, WF1 4SE**

**For Sale Freehold £315,000**

Located on this modern development is this four bedroom mid town house benefitting from spacious living accommodation spread over three levels, off road parking provided by a double tarmac driveway and enclosed rear garden.

The property briefly comprises of entrance hall leading to the downstairs w.c., spacious sitting/dining and L-shaped kitchen/breakfast room. The first floor landing leads to the living room and bedroom one with en suite shower room/w.c. A further set of stairs lead to the second floor which provides access to three further bedrooms and the house bathroom/w.c. Outside to the front is a double tarmac driveway providing off road parking with a paved pathway to the front door and rockery garden. To the rear is an enclosed rear garden with paved patio area, perfect for al fresco dining overlooking a pleasant lawned garden with small timber shed, surrounded by timber panelled surround fences.

The property is well placed for access to a range of amenities including local shops, schools, bus routes, Wakefield city centre itself and within walking distance of Pinderfields Hospital. Also conveniently placed for Kirkgate and Westgate train stations. The motorway network is only a short drive away for those wishing to commute further afield.

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



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## ACCOMMODATION

### ENTRANCE HALL

Laminate flooring, central heating radiator and doors to the downstairs w.c. and storage cupboard. Double timber doors provide access into the sitting/dining room, stairs to the first floor landing and coving to the ceiling.

### W.C.

Low flush w.c., pedestal wash basin with two taps and tiled splash back, central heating radiator, extractor fan and a small cupboard door providing access to the understairs storage cupboard.

### SITTING/DINING ROOM

10'2" x 16'2" (min) x 18'1" (max) [3.12m x 4.93m (min) x 5.52m (max)]

UPVC double glazed walk in bay window overlooking the front aspect, coving to the ceiling, laminate flooring, two central heating radiators and door providing access into the kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM

11'4" (max) x 6'9" (min) x 16'10" (max) [3.47m (max) x 2.07m (min) x 5.14m]

Range of wall and base units with laminate work surface over and tiled splash back, integrated double oven and grill with four ring gas hob and chrome cooker hood above. Space and plumbing for a washing machine, space for a freestanding fridge/freezer, central heating radiator, downlights built into the wall cupboards, fully

tilled floor, inset spotlights to the ceiling, UPVC double glazed window and set of French doors to the rear garden. The condensing boiler is housed within one of the cupboards.



### FIRST FLOOR LANDING

Central heating radiators and doors leading to the living room and bedroom one. A further staircase leads to the second floor.

### BEDROOM ONE

9'10" x 10'2" [3.01m x 3.11m]

Three double fitted wardrobes providing a wealth of storage, UPVC double glazed window overlooking the rear elevation, central heating radiator and door leading to the en suite shower room.



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

6'8" x 4'0" (min) x 6'10" (max) [2.04m x 1.23m (min) x 2.10m (max)]

Larger than average shower cubicle with glass sliding door, mixer shower and fully tiled walls. Low flush w.c., pedestal wash basin with two taps, extractor fan, inset spotlights to the ceiling, shaver socket point and door to the airing cupboard.

### LIVING ROOM

9'10" x 16'10" (max) x 15'5" (min) [3.01m x 5.15m (max) x 4.70m (min)]

UPVC double glazed walk in bay window to the front elevation with second window to the front, two central heating radiators, coving to the ceiling and electric fire on a marble hearth with marble matching interior and surround.



### SECOND FLOOR LANDING

Doors providing access to three further bedrooms and the house bathroom.

### BATHROOM/W.C.

6'10" x 7'2" [2.10m x 2.19m]

Three piece suite comprising low flush w.c., pedestal wash basin with two taps and panelled bath with glass shower screen, mixer tap and shower attachment. UPVC double glazed frosted window overlooking the rear elevation, extractor fan to the ceiling, shaver socket point and central heating radiator.



### BEDROOM TWO

9'4" x 15'10" [2.85m x 4.85m]

Loft access, UPVC double glazed window overlooking the front elevation and central heating radiator.

### BEDROOM THREE

9'4" x 11'6" [2.85m x 3.52m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM FOUR

12'6" (max) x 9'7" (min) x 7'2" [3.82m (max) x 2.94m (min) x 2.19m]

Door providing access to a storage cupboard over the bulkhead of the stairs, UPVC double glazed window overlooking the front elevation and central heating radiator.

### OUTSIDE

To the front of the property there is a double tarmac driveway providing off road parking with a low maintenance rockery garden and a paved pathway leading to the front door. To the rear is a paved patio area, perfect for entertaining and dining purposes overlooking a pleasant lawned garden with planted borders and small timber shed, enclosed by timber panelled surround fences and a timber gate accessing the street behind.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.