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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 1 Hollingthorpe Avenue, Hall Green, Wakefield, WF4 3NN

### For Sale Freehold £200,000

Occupying a pleasant plot situated in this sought after area of Hall Green on the fringe of Wakefield is this attractive and well presented two bedroom semi detached bungalow.

The accommodation briefly comprises of entrance hall, spacious lounge/diner, fitted kitchen, useful utility/side porch, two double bedrooms and shower room/w.c. Externally to the front is a mature lawned garden with generous driveway providing ample off street parking and detached single garage to the side. To the rear of the house is a well kept and low maintenance enclosed garden.

The property is conveniently located for local amenities such as shops and schools, whilst being a short drive from the M1 motorway network for those who wish to travel further afield.

The bungalow is presented in excellent condition and would provide a fantastic home.





ACCOMMODATION

**ENTRANCE HALL**  
Double central heating radiator, loft access to fully boarded and insulated loft and doors leading to two bedrooms, spacious lounge/diner, kitchen and shower room.

**KITCHEN**  
9'10" x 9'3" [3.0m x 2.84m]  
Fitted kitchen with range of wall and base units with complementary laminate block work surface over incorporating 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap, five ring gas hob with splash back and stainless steel extractor hood. Integrated oven, space for a freestanding fridge/freezer, vinyl flooring, double central heating radiator and UPVC double glazed window to the rear. Access to useful utility/side porch.

**LOUNGE/DINER**  
20'6" (max) x 11'0" (max) into recess [6.27m (max) x 3.37m (max) into recess]  
UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, two double central heating radiators, feature fireplace with gas fire and coving to the ceiling. Door to entrance hall.



**UTILITY/PORCH**  
5'1" x 5'6" [1.56m x 1.69m]  
Work surface with space and plumbing for an automatic washing machine and UPVC double glazed door with window to the side.



**BEDROOM ONE**  
12'11" x 9'10" (max) [3.95m x 3.02m (max)]  
Range of fitted wardrobes with sliding doors, coving to the ceiling, double central heating radiator and UPVC double glazed window to the front.



**BEDROOM TWO**  
7'3" x 9'10" (max) [2.21m x 3.02m (max)]  
Fitted wardrobes, UPVC double glazed window to the front, built in wardrobes with sliding doors, double central heating radiator and coving to the ceiling.



**SHOWER ROOM/W.C.**  
5'4" (max) 6'4" [1.64m (max) 1.95m]  
Fully tiled, vanity wash basin with chrome mixer tap, concealed cistern low flush w.c. and range of built in storage. Separate shower cubicle with mixer shower and glazed screen, double central heating radiator, spotlights to the ceiling and UPVC double glazed frosted window to the rear.



**OUTSIDE**  
To the front of the property there is a low maintenance garden with a range of mature shrubs and trees. A path leads down the side of the property to steps that lead up to a side entrance and paved path round to the enclosed rear garden. There is a detached single garage with up and over door, as well as side access. The rear garden is low maintenance with artificial lawn and paved patio seating areas with useful shed for storage and raised decked seating area with mature shrubs and trees.



**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.