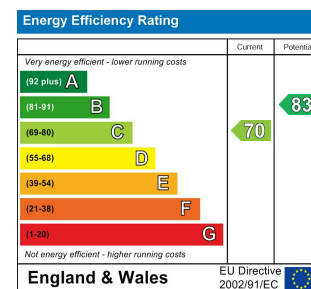
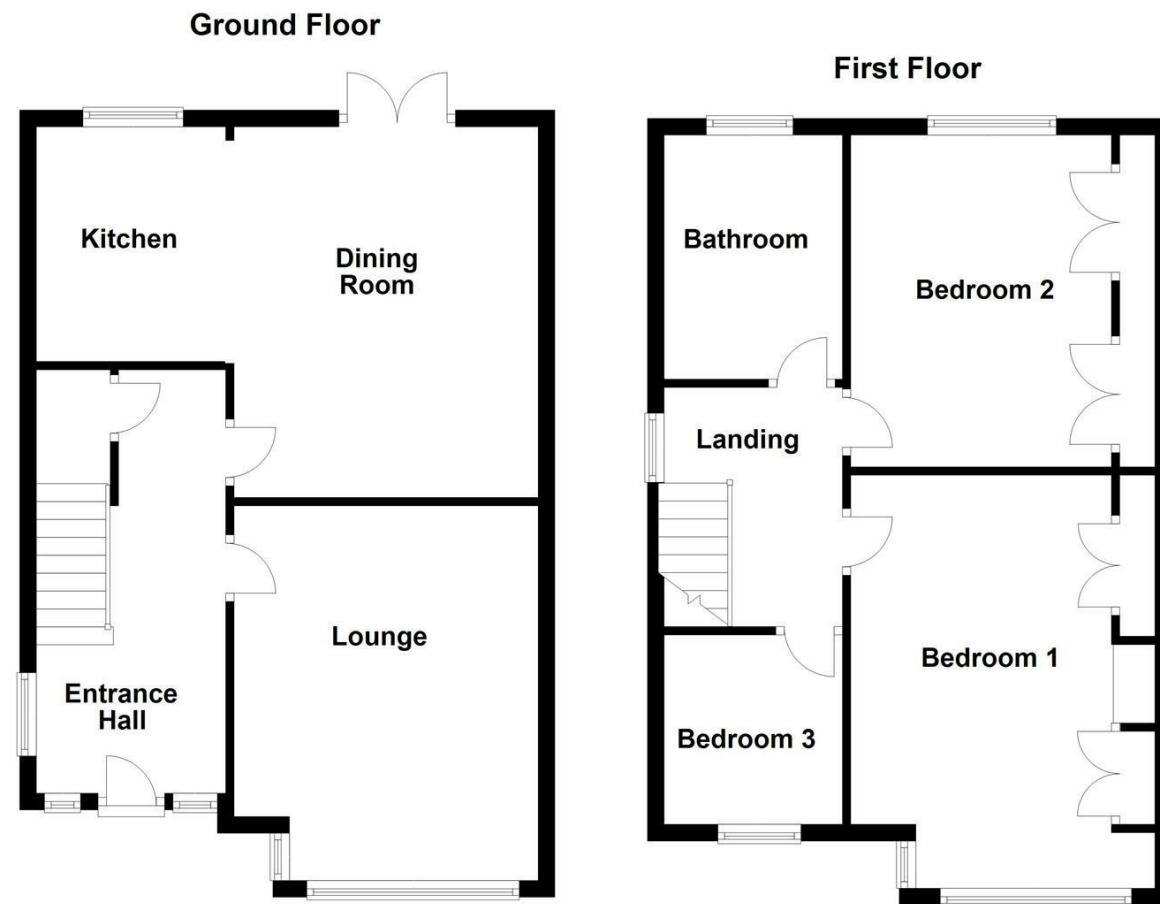




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**40 Bromley Mount, Wakefield, WF1 5LB**  
**For Sale Freehold £250,000**

Situated in this popular part of Wakefield is this well appointed and spacious three bedroom semi detached house benefiting from UPVC double glazing, gas central heating, recently installed internal solid oak doors and roof replacement in 2021.

The accommodation fully comprises entrance hall, lounge, dining room which opens up to the modern kitchen. To the first floor there are two double bedrooms, single third bedroom and a modern house bathroom/w.c. Outside, there is a low maintenance garden to the front, lawned garden to the rear incorporating flagged patio.

The property is well placed to local amenities including shops and schools, Sandal/Agbrigg train station and there is good access to the motorway network, as well as local bus routes and Wakefield city centre.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer.



## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door with frosted panels to either side. UPVC double glazed window to the side, staircase leading to the first floor landing, radiator, understairs storage, doors to the lounge and dining room.

### LOUNGE

13'6" into bay x 11'9" [4.12m into bay x 3.59m] UPVC double glazed bay window to the front, gas fire with attractive surround, coving to the ceiling, laminate flooring, radiator.



### DINING ROOM

10'8" x 13'9" [3.26m x 4.20m] UPVC double glazed French doors to the rear, coving to the ceiling, laminate flooring, gas fire with attractive surround. Space for American style fridge freezer. Opens into the kitchen.



### KITCHEN

9'10" x 6'9" [3.02m x 2.06m] Modern fitted soft close grey gloss wall and base units installed in 2023 with work surface over incorporating 1 1/2 sink and drainer, plumbing for washing machine, space for a dishwasher, integrated double oven and grill, four ring electric hob with filter hood over, drawers, UPVC double glazed window to the rear, laminate flooring.



### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and bathroom/w.c. UPVC double glazed frosted window to the side.

### BEDROOM ONE

13'9" x 8'9" to built in wardrobes [4.21m x 2.67m to built in wardrobes] Built in wardrobes to one wall, UPVC double glazed window to the rear, radiator and laminate flooring.



### BEDROOM TWO

13'10" x 9'8" [4.23m x 2.96m] UPVC double glazed bay window to the front, built in cupboard space either side of the chimney breast, laminate flooring, radiator.



### BEDROOM THREE

6'6" x 7'4" [1.99m x 2.26m] UPVC double glazed window to the front, radiator, laminate flooring.

### HOUSE BATHROOM/W.C.

7'10" x 6'4" [2.41m x 1.95m] Low flush w.c., wash basin over base units, corner shower cubicle with electric shower, large panelled bath, UPVC double glazed frosted window to the rear, tiled walls and tiled floor.



### OUTSIDE

Low maintenance garden to the front, pathway to the side and to the rear there is a lawned garden incorporating flagged terrace patio. Timber frame garden shed and brick built house. In addition there is also a detached garage at the rear, being brick built.



### COUNCIL TAX BAND

The council tax band for this property is C

### 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.