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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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

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01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



64 Hollin Lane, Calder Grove, Wakefield, WF4 3DG

For Sale Freehold Guide Price £545,000 - £555,000

A superbly presented three bedroom family bungalow finished in a contemporary style throughout and occupying the most enviable position with a lovely south facing rear garden, enjoying far reaching views over the fields to the rear.

With a gas fired central heating system and sealed unit double glazed windows as well as an integrated security system, this substantial family home is approached via a welcoming reception hall that has internal access to the double garage as well as leading through onto a useful utility room. The practical hub of this lovely family home is the living/dining/kitchen which is fitted to a lovely standard and has a good range of bi-folding doors taking full advantage of the views over the rear garden and fields beyond. The separate living room is also of good proportions and has a double sided wood burning stove that also faces in to the living dining kitchen. The principal bedroom has an en suite shower room and the further two double bedrooms are served by the well appointed family bathroom/w.c. Outside the property has a broad parking/turning area to the front with an automated gate and leading up to the double garage. Round to the rear there is a much larger garden laid mainly to lawn with a beautiful patio seating area with a raised decked seating area ideal for outside entertaining.

The property is situated in this popular residential area on the fashionable southern side of Wakefield. Within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield, which also has a mainline railway station and ready access to the motorway network.



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ACCOMMODATION

RECEPTION HALL

7'10" x 5'10" (2.4m x 1.8m)
With a modern panelled front entrance door with side screens, engineered wood flooring, contemporary style central heating radiator and connecting door to the double garage.

UTILITY ROOM

8'6" x 5'10" (2.6m x 1.8m)
External door to the side, further range of fitted cupboards, space and plumbing for a washing machine and tumble dryer. Inset stainless steel sink unit, contemporary style central heating radiator.

LIVING/DINING/KITCHEN

29'6" x 14'5" (9.0m x 4.4m)
Forming a practical hub of this superb family home and having five panelled bi-folding doors out to the garden at the rear. Engineered wood flooring. To the living area [the opposite side of the cast iron stove] there is a contemporary style central heating radiator and to the kitchen areas a stylish range of fitted cupboards with granite worktops and matching upstands incorporating stainless steel sink unit with glazed splashback, inset AEG five ring induction hob with filter hood over, built in AEG oven, combination microwave and warming drawer, integrated wine cooler, provision for a side by side American style fridge freezer, integrated dishwasher and two powered Velux style rooflights. Frosted window to the side.



INNER HALLWAY

Double fronted built in cupboards, contemporary style central heating radiator and loft access hatch.

LIVING ROOM

16'4" x 13'1" (5.0m x 4.0m)
Four bi-folding doors taking full advantage of the southerly views over the gardens and fields beyond. Vertical style contemporary central heating radiator and a lovely cast iron double sided multi fuel stove.



BEDROOM ONE

12'1" x 11'5" (min) (3.7m x 3.5m (min))
With window overlooking the rear garden, contemporary style central heating radiator and a good range of fitted wardrobes with matching cupboards and drawers.



EN SUITE/W.C.

6'6" x 5'2" (2.0m x 1.6m)
Frosted window to the side, tiled walls and fitted with a lovely white and chrome three piece suite comprising wide shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. Heated towel rail and extractor fan.

BEDROOM TWO

12'1" x 10'5" (3.7m x 3.2m)
Window to the front, contemporary style central heating radiator. Two fitted double fronted wardrobes.

BEDROOM THREE

12'9" x 10'2" (3.9m x 3.1m)
Window to the front, contemporary style central heating radiator and a range of fitted furniture comprising two double fronted wardrobes with matching dressing table with cupboards over.

FAMILY BATHROOM

12'9" x 7'10" (3.9m x 2.4m)
Fitted to an exceptional standard with a lovely four piece white and chrome suite comprising double ended bath, separate walk in shower cubicle with twin head shower, vanity wash basin with drawers under and low suite w.c. Part tiled walls and floor. Frosted window to the front and heated towel rail. Extractor fan.



DOUBLE GARAGE

20'4" x 16'8" (6.2m x 5.1m)
With an automated roller shutter door to the front, frosted windows, access hatch to the secondary loft and a wall mounted gas fire Ideal central heating boiler as well as a pressurised hot water cylinder. Space and plumbing for a secondary washing machine and central heating radiator.

OUTSIDE

The property is approached via an automated gate that leads to a good size parking/turning area that leads up the double garage. There is an electric car charging point. A large garden lies to the rear of the bungalow laid mainly to lawn with a paved patio seating area, raised decked sitting area and all enjoying a lovely southerly aspect with long distance over the fields to the rear.



COUNCIL TAX BAND

The council tax band for this property is E

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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.