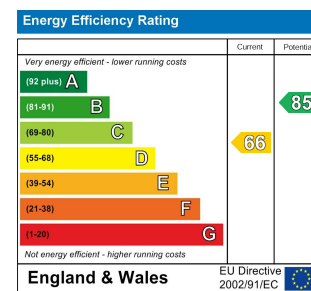
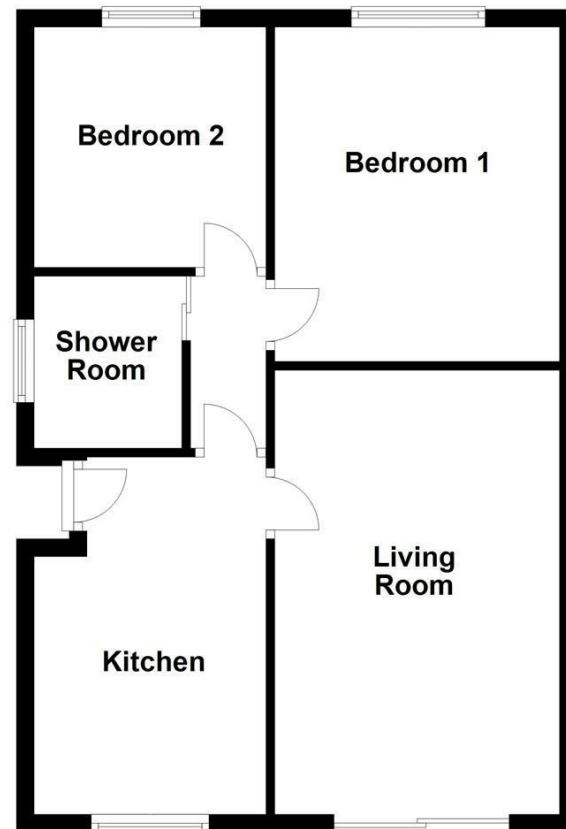




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**

**Ground Floor**



**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.



**19 St. Georges Court, Havercroft, Wakefield, WF4 2EH**

**For Sale Freehold £155,000**

Nestled into a cul-de-sac location in Havercroft is this two bedroom semi detached bungalow benefiting from ample reception space, two good size bedrooms along with attractive tiered rear garden and off road parking. Available with no chain involved and immediate vacant possession.

The accommodation, which boasts triple glazing, briefly comprises kitchen, living room, hallway, two bedrooms and the shower room/w.c. To the front the garden is slate with planted features, mature tree and a sloped concrete pathway providing access to the sliding doors of the living room. There is also a concrete and tarmac driveway providing off road parking and leading down the side of the property to he larger than average single detached garage with timber door. The rear garden is tiered, the lower tier being paved patio and the upper tier being pebbled with planted features. Mature conifers and is fully enclosed by timber fencing.

This property would make an ideal purchase for a range of buyers in the Havercroft area and only a full internal inspection will truly show what is to offer and so an early viewing highly advised to avoid any disappointment.



## ACCOMMODATION

### KITCHEN

13'3" x 8'7" max x 6'9" min [4.05m x 2.63m max x 2.06m min]

UPVC frosted double glazed side door, which leads into the kitchen. Triple glazed UPVC window to the front, door to the further hallway, door to the living room, central heating radiator. The kitchen has a range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, integrated double oven, space and plumbing for a washing machine, integrated dishwasher, integrated undercounter fridge and freezer.

### LIVING ROOM

10'5" x 16'6" [3.2m x 5.04m]

Triple glazed UPVC sliding door to the front, central heating radiator, electric fireplace with marble hearth, surround and mantle.



### HALLWAY

Loft access, doors to both bedrooms and a sliding door to the shower room/w.c.

### BEDROOM ONE

12'4" x 10'5" [3.78m x 3.19m]

Central heating radiator, UPVC triple glazed window to the rear, fitted wardrobes.



### BEDROOM TWO

8'8" x 8'11" [2.66m x 2.73m]

Triple glazed UPVC window to the rear, central heating radiator.



### SHOWER ROOM/W.C.

5'5" x 6'4" [1.67m x 1.94m]

Triple glazed UPVC frosted window to the side, spotlighting to the ceiling, extractor fan, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, shower cubicle with mains fed shower head attachment and screen. Fully tiled.



## OUTSIDE

To the front of the property the garden is mainly slate with planted features and mature trees. Concrete accessible pathway leading to the sliding doors. Concrete and tarmac driveway providing off road parking and leads down the side of the property to the larger than average single detached garage with wooden door. The rear garden is tiered, the lower tier being paved patio ideal for outdoor dining and entertaining. The upper tier being pebbled with planted features throughout. Mature conifer trees towards the rear of the garden. The rear garden is fully enclosed by timber walls and fencing.



## COUNCIL TAX BAND

The council tax band for this property is B

## 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.