



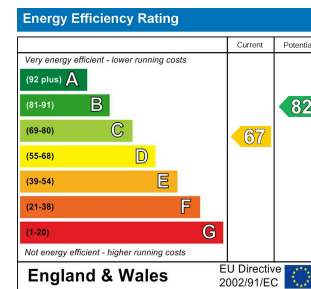
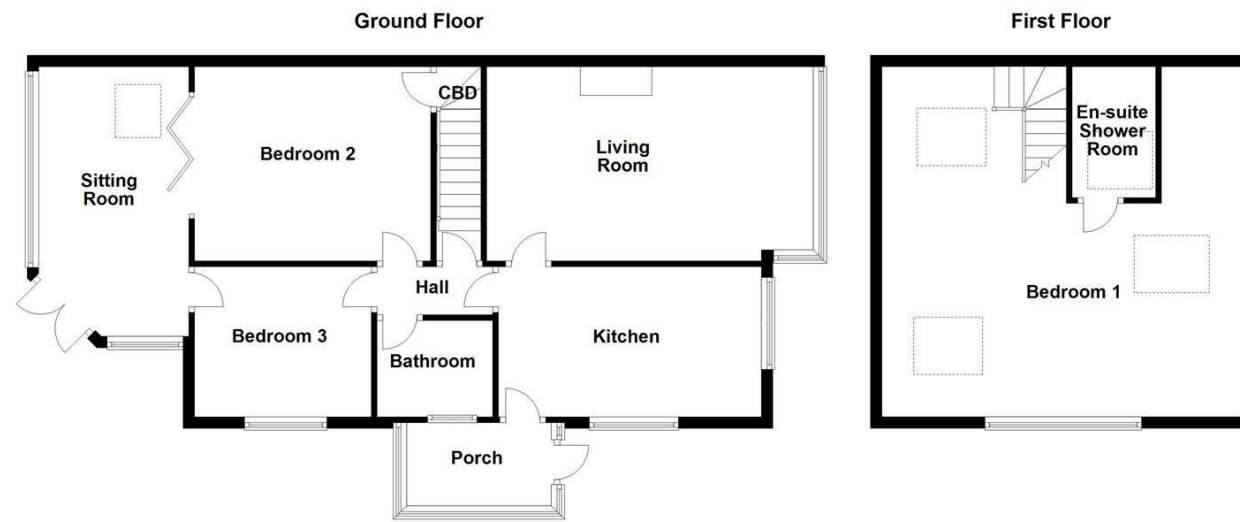
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IMPORTANT NOTE TO PURCHASERS

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.



21 Lindale Garth, Kirkhamgate, Wakefield, WF2 0RN

For Sale Freehold £365,000

Occupying a corner plot position and deceptive from the main roadside is this superbly appointed three bedroom semi detached bungalow benefiting from UPVC double glazing, gas central heating, available with no chain involved and vacant possession.

The property fully comprises of a side porch, modern fitted kitchen, living room, inner hallway with stairs to the first floor, two double bedrooms, modern bathroom and sitting room. To the first floor a double bedroom with en suite shower room/w.c. Outside, attractive low maintenance gardens to the front and rear. Tarmacadam driveway at the side providing ample off road parking for several vehicles leading to the brick built garage with w.c. off.

Situated in a popular part of Kirkhamgate the property is well placed for local amenities and schools located nearby, with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

An ideal home for the couple, family or those looking to downsize. 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

PORCH

49' x 8'3" [1.46m x 2.53m]

UPVC double glazed window on all three sides, tinted double glazed pitch glass roof with a UPVC double glazed door leading into the kitchen.

KITCHEN

8'7" x 15'0" [2.62m x 4.59m]

Range of wall and base high gloss units with chrome handles, laminate work surface over and laminate upstanding above. 1.5 stainless steel sink and drainer with chrome mixer tap with swan neck. Integrated double oven/grill with a separate integrated microwave above. As well as a separate four ring gas hob and a cooker hob over. Two UPVC double glazed windows enjoying a dual aspect, one to the side and one to the front. Integrated slim line dishwasher, integrated washing machine, integrated freezer and integrated fridge. Laminate flooring, central heating radiator and coving to the ceiling. Two solid wooden doors with chrome handles leading to the living room and the other with glass insert to the hallway.

LIVING ROOM

11'1" x 15'8" min / 18'9" max [3.39m x 4.80m min / 5.73m max]

Rectangular bay with UPVC double glazed windows to two sides, living flame effect gas fire on a marble hearth with cast iron detailing within and a solid wooden mantle surrounding. Central heating radiator and coving to the ceiling.



HALLWAY

Coving to the ceiling with four solid wooden doors with chrome handles leading to two bedrooms, staircase to bedroom one on the top floor and one to the modern bathroom/w.c.

BATHROOM/W.C.

5'1" x 6'5" [1.57m x 1.96m]

Three piece suite with a panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c., fully tiled walls and floor. Chrome ladder style radiator and UPVC double glazed frosted window overlooking the side aspect.



BEDROOM THREE

11'1" x 13'6" [3.38m x 4.13m]

Small cupboard door providing access to the under stairs storage cupboard, central heating radiator, coving to the ceiling and solid wooden bi-folding doors with chrome handles leading through into the sitting room at the rear.

SITTING ROOM

15'5" x 8'4" [4.72m x 2.55m]

Pitch sloping ceiling with a UPVC double glazed Velux window with two UPVC double glazed windows, one overlooking the side and the other overlooking the rear aspect. Central heating radiator and a set of UPVC double glazed French doors leading into the rear garden. Solid wooden door with chrome handle leading into bedroom two.



BEDROOM TWO

10'2" x 8'7" [3.10m x 2.64m]

Coving to the ceiling, UPVC double glazed window overlooking the side aspect and a central heating radiator.



FIRST FLOOR

BEDROOM ONE

20'3" max / 12'3" min x 20'6" [6.18m max / 3.75m min x 6.27m]

UPVC double glazed window overlooking the side elevation, three timber double glazed Velux windows with built in blinds, two to the rear and one to the front aspect. Central heating radiator, wall light and small cupboard doors which provides access into the eaves for storage. Solid wooden door with chrome handle leading through to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

7'4" x 4'4" [2.26m x 1.33m]

Three piece suite with pedestal wash basin with mixer tap, low flush w.c., enclosed corner shower cubicle with bi-folding glass doors and electric shower within. Fully tiled walls and floor. Chrome ladder style radiator, timber double glazed window with built in blind and a wall light.

OUTSIDE

To the front of the property there is double cast iron gates providing access onto a large tarmac driveway providing ample off road parking for at least five vehicles. Low maintenance pebbled edge to the left and a separate cast iron gate providing access down the steps with a low maintenance paved and tiered front garden, split into five sections. Single detached garage with electric roller door to the front with power and light within. Water point connection under the partial car port which has an Indian stone paved patio area, perfect for entertaining and dining purposes, with down lights built into the surround. Timber panelled surround fences and solid brick built walls to the front, side and rear making it completely enclosed to all sides.



GARAGE

Two central heating radiators, a UPVC double glazed frosted window to the side aspect and door providing access into a W.C. with a low flush w.c., wall hung wash basin with mixer tap, a UPVC double glazed frosted window to the side aspect within the W.C.



COUNCIL TAX BAND

The council tax band for this property is C.

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 six local offices.