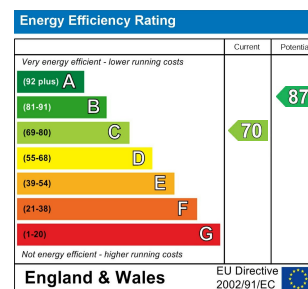




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



30 Larkspur Way, Wakefield, WF2 0FD

For Sale Freehold £230,000

A superbly presented semi detached bungalow, which is presented to a very high standard internally with a host of quality fixtures and fittings and is sure to appeal to anybody seeking a true bungalow offering high quality accommodation. Benefiting from cavity wall insulation and windows installed in June 2003.

The property fully comprises entrance porch, lounge, fitted kitchen, two bedrooms with conservatory off bedroom two and bathroom/w.c. Outside, there is a well maintained and good size garden to the rear, side driveway providing ample parking and leading to the detached garage with a small garden area to the front.

Alverthorpe area is well connected by local transport, making it convenient for commuting to Wakefield and neighbouring areas on a regular basis. Local amenities such as shops and schools are also nearby.



ACCOMMODATION

ENTRANCE HALL

Built in storage cupboard and access to the living room and kitchen.

LIVING ROOM

19'1" x 10'4" [5.84m x 3.17m]

UPVC double glazed box window to the front elevation, two central hearing radiators and feature fireplace with surround. Door to the inner hallway.



HALLWAY

Access to two bedrooms and the bathroom. Storage cupboard.

KITCHEN

10'3" x 7'4" [3.13m x 2.24m]

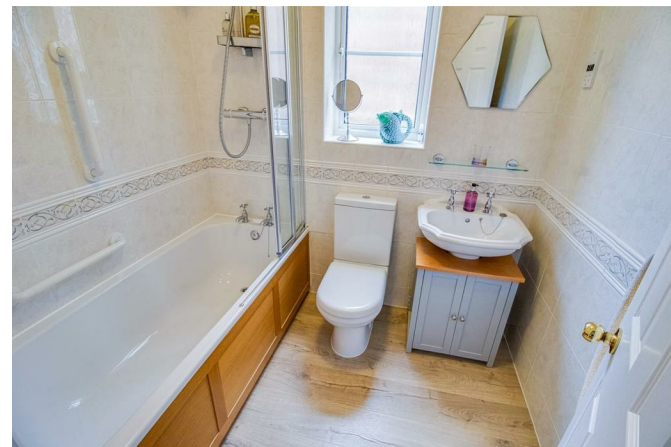
UPVC double glazed window and door to the side. Fitted

kitchen with an array of wall and base units with laminate work tops, integrated oven, induction hob and cooker hood. Space for a washing machine, space for a fridge/freezer, central heating radiator and partial tiled splash back.

BATHROOM/W.C.

6'8" x 5'5" [2.05m x 1.67m]

UPVC double glazed frosted window to the side. Three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. Central heating radiator and fully tiled walls.



BEDROOM ONE

11'9" x 8'10" [3.6m x 2.7m]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes and drawers to one side.



BEDROOM TWO

8'6" x 8'11" [2.6m x 2.73m]

Central heating radiator and UPVC double glazed door to the conservatory extension.



CONSERVATORY

9'10" x 9'2" [3.00m x 2.80m]

UPVC double glazed windows to the side, rear and side with doors to the rear garden.



OUTSIDE

The front of the property is accessed via gates leading to driveway parking running down the side providing off road parking for the property for two/three cars to the single detached garage with up and over door, power and electric.

There is a flagged walkway to the front porch. To the rear of the property the garden is fully enclosed and there is a low maintenance garden with pebbled lawn, flagged patio, water feature and walkway surrounding. There is a corner flagged patio seating area, side access through to the detached garage and wood fencing surrounding. The rear garden can only be accessed via the garage or the property and the garden backs onto a wooded area, Alverthorpe and Wrenthorpe meadows.



COUNCIL TAX BAND

The council tax band for this property is C.

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.