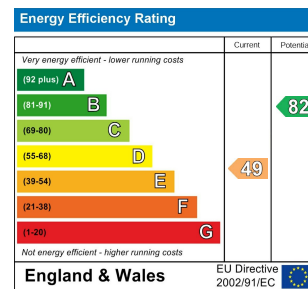
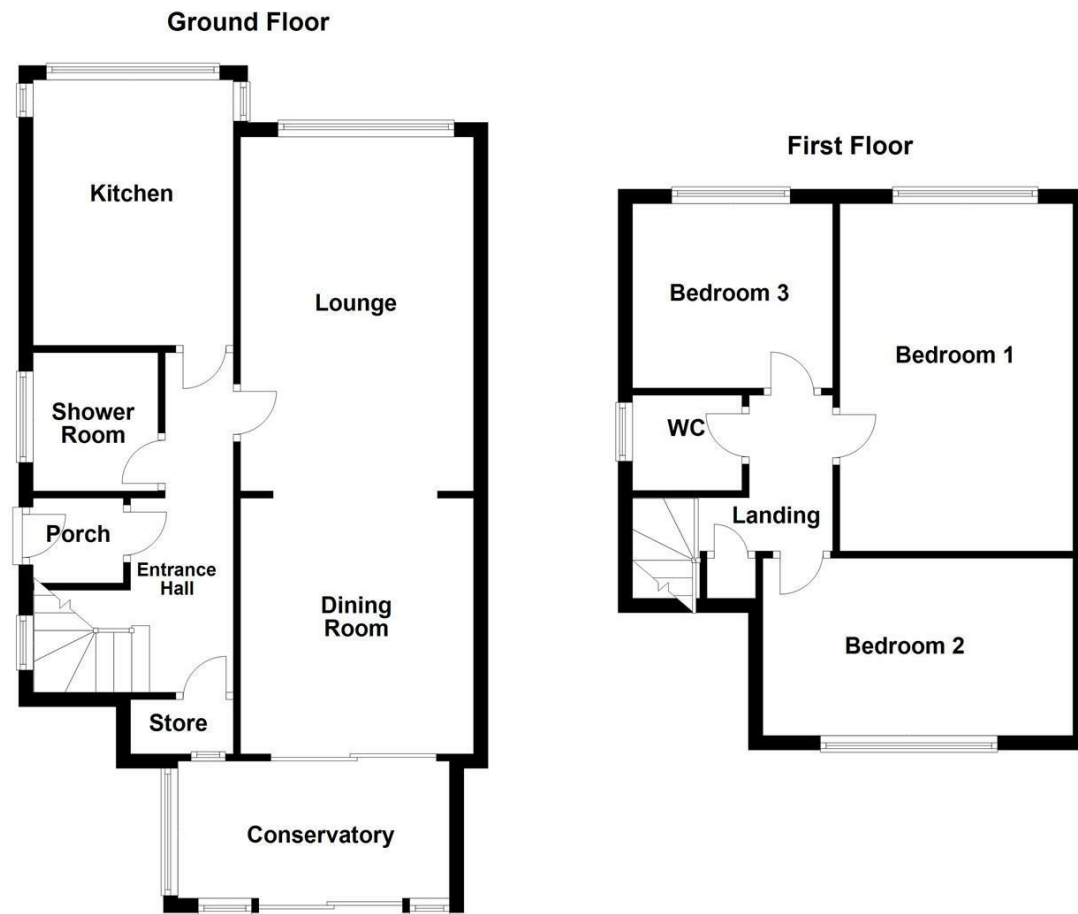




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 58 Lindale Mount, Wrenthorpe, Wakefield, WF2 0BH

**For Sale Freehold £250,000**

Occupying a corner plot position is this deceptively spacious and well maintained three bedroom semi detached home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, entrance hall, kitchen, lounge, dining room, conservatory, downstairs shower room/w.c. Stairs to the first floor lead to three bedrooms and separate w.c. Outside, low maintenance gardens to three sides and driveway to the rear providing off street parking leading to detached garage.

Situated in a prime part of Wrenthorpe the property is well placed to local amenities including shops and schools with local bus routes nearby and having great access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the growing family and an early viewing comes highly recommended. T

### 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.



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## ACCOMMODATION

### ENTRANCE PORCH

UPVC side entrance door leading into side porch. UPVC door into entrance hall.

### ENTRANCE HALL

Laminate floor, stairs to the first floor landing, wall mounted heater and doors to store room, kitchen, lounge and shower room/w.c.

### SHOWER ROOM/W.C.

6'3" x 5'3" [1.92m x 1.62m]  
Concealed low flush w.c., wash basin with vanity cupboards, corner shower cubicle with mixer shower, fully tiled walls and floor. UPVC double glazed frosted window to the side, recess ceiling spotlights and heated chrome towel radiator.



### LOUNGE

10'11" x 16'9" [3.35m x 5.11m]

UPVC double glazed window to the front, radiator, coving to the ceiling and dado rail. Electric fire with marble back, hearth and wood surround. Squared archway into separate dining room.



### DINING ROOM

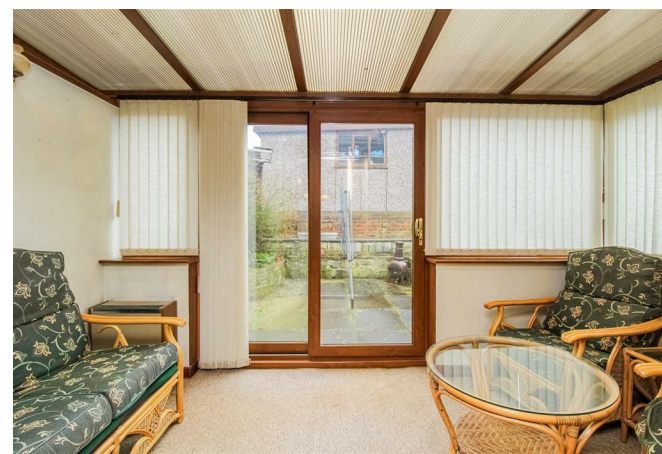
11'8" x 11'0" [3.56m x 3.36m]

Coving to the ceiling, radiator, UPVC double glazed sliding doors into conservatory.

### CONSERVATORY

7'2" x 12'3" [2.20m x 3.75m]

UPVC double glazed windows to the rear and side, UPVC double glazed sliding patio door to the rear and wall mounted heater.



### KITCHEN

12'0" x 8'10" [3.68m x 2.70m]

Range of wall and base units with work surface over incorporating sink and drainer with mixer taps, four ring electric hob with pull out filter hood above, integrated Bosch dishwasher, integrated double oven and grill, tiled splash backs, UPVC double glazed window to the front and wall mounted heater. Wood effect floor, space for microwave, space and plumbing for washing machine and space for fridge and freezer.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to store cupboard, three bedrooms and separate w.c.

### W.C.

Concealed low flush w.c., wash basin with work surface over and cupboards, fully tiled walls, wood effect floor, UPVC double glazed frosted window to the side, loft access, coving to the ceiling and heated chrome towel radiator.

### BEDROOM ONE

11'0" [max] x 8'11" up to wardrobes x 15'11" [3.36m [max] x 2.74m up to wardrobes x 4.86m]

UPVC double glazed window to the front, radiator, fitted wardrobes to one side of the wall and dressing table. Access into the eaves.



### BEDROOM TWO

8'2" x 11'5" up to built in wardrobes [2.51m x 3.50m up to built in wardrobes]

Built in wardrobes with sliding doors, UPVC double glazed window to the rear and radiator.

### BEDROOM THREE

8'7" x 8'11" [2.63m x 2.72m]

UPVC double glazed window to the front, radiator, fitted wardrobes and cupboards to one side of the wall.

### OUTSIDE

The property sits on a corner plot position with low maintenance pebbled gardens to the front and side with plants, trees and shrubs bordering. Low maintenance flagged garden to the rear with two tiered stone flagged patio areas and driveway to the rear providing off street parking leading to concrete sectional detached garage with up and over door.



### 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 local offices.