



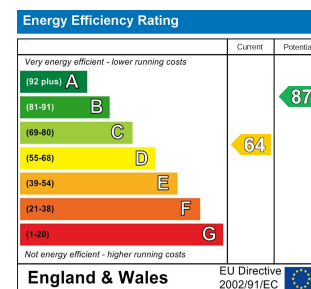
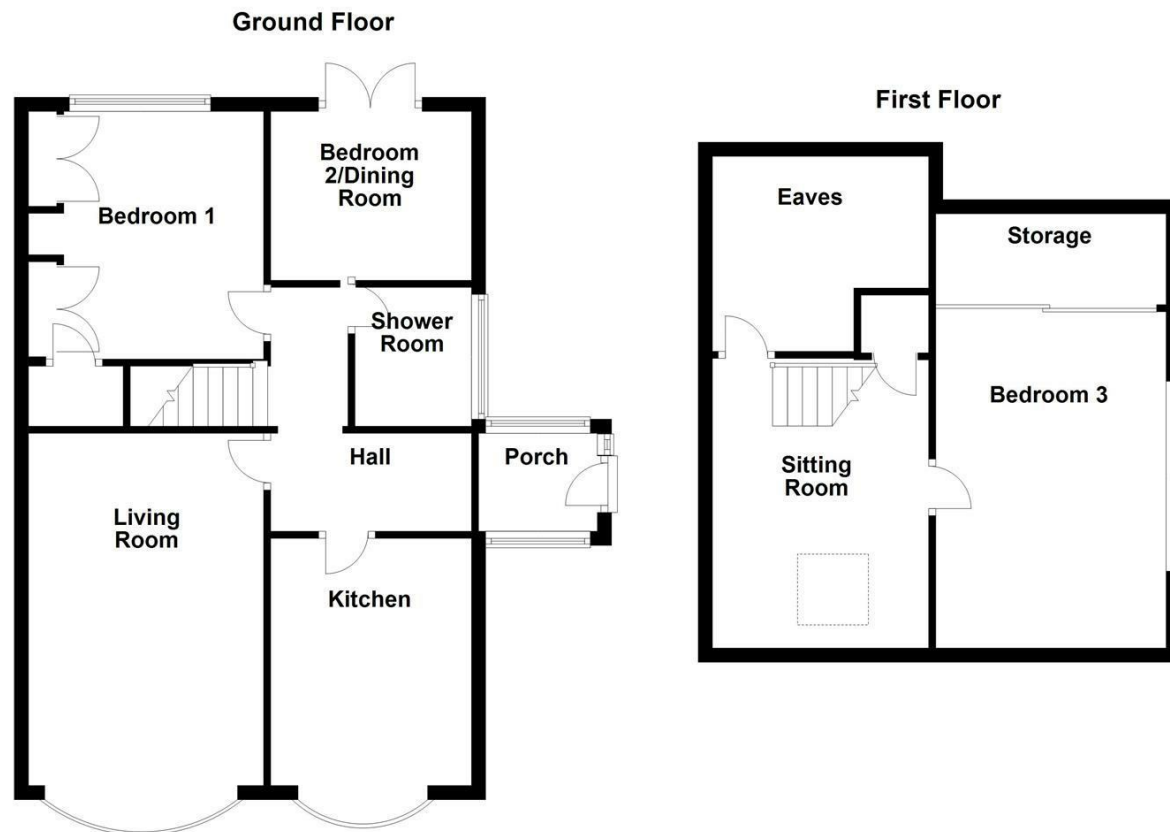
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35 Lingwell Gate Crescent, Wakefield, WF1 2PA

For Sale Freehold £250,000

Occupying a fantastic corner plot is this well presented three bedroom semi detached dormer bungalow benefitting from ample driveway parking, detached garage and expansive rear garden.

The property briefly comprises of the side entrance porch leading into the hallway, living room, kitchen, two bedrooms and shower room/w.c. Stairs lead to the first floor landing providing access to a sitting room leading through to bedroom three. Externally the property has ample driveway to the front and side with detached garage. There are superb low maintenance spacious gardens with potential to extend, subject to the correct planning permission.

The property is ideally located for all local shops and amenities, whilst being only a short drive from Wakefield city centre and the motorway network.

Ready to move into, this property would make a fantastic home and a viewing is highly recommended.

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*

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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ACCOMMODATION

PORCH

UPVC entrance door, UPVC double glazed windows to the front, side and rear elevation leading to a door into the hallway.

HALLWAY

Central heating radiator and provides access to the kitchen, living room, bedrooms and shower room. Stairs leading to the first floor.

LIVING ROOM

16'3" x 10'10" [4.97m x 3.32m]

UPVC double glazed bow window to the front elevation, central heating radiator, coving to the ceiling and feature electric fireplace with wood surround.



KITCHEN

11'5" x 9'4" [3.48m x 2.86m]

UPVC double glazed bow window to the front elevation. Fitted kitchen with an array of wall and base units with laminate work tops,

black 1 1/2 sink and drainer unit with mixer tap, integrated oven and grill, induction hob, integrated double height fridge and integrated dishwasher. Spotlights to the ceiling and tiled floor.



BEDROOM ONE

11'6" x 10'8" [3.51m x 3.27m]

UPVC double glazed window to the rear elevation, central heating radiator, grey wood effect laminate flooring, fitted wardrobes to one side and built in understairs storage cupboard.



BEDROOM TWO

9'6" x 7'9" [2.9m x 2.38m]

UPVC double glazed French doors to the rear elevation, central heating radiator and real wood flooring. Currently used as a dining room.



SHOWER ROOM/W.C.

6'5" x 5'6" [1.96m x 1.68m]

UPVC double glazed frosted window to the side elevation, corner shower cubicle with inset shower, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator, spotlights to the ceiling and fully tiled walls and floor.



FIRST FLOOR LANDING

Access to a living space and bedroom.

SITTING ROOM

13'5" x 9'8" [4.09m x 2.96m]

Velux window to the front elevation, central heating radiator, real wood flooring, access to storage eaves and built in storage cupboard over the stairs. Doorway leading to the bedroom.



BEDROOM THREE

10'8" x 15'7" [3.26m x 4.75m]

UPVC double glazed window to the side elevation, central heating radiator, wood effect flooring and built in storage.



OUTSIDE

The property sits on a fantastic corner plot with gated entry to the front driveway parking with space for one-two cars. Further gates lead to the rear garden with ample off road parking, detached garage and side entry. There is an expansive rear garden comprising of an artificial lawn leading to a shell garden, pebbled borders with central patio area and corner flagged patio seating area, surrounded by timber fencing.

COUNCIL TAX BAND

The council tax band for this property is B.

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.