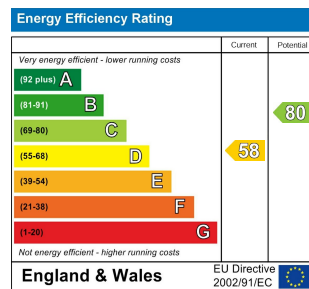
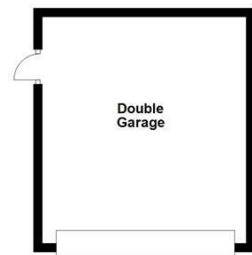


Ground Floor



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



17 Marriott Grove, Wakefield, WF2 6RP

For Sale Freehold £400,000

Located in the sought after area of Sandal is this spacious three bedroom detached true bungalow benefitting from generous accommodation including shower room and bathroom, ample driveway parking furthered by a double garage and attractive gardens.

The property briefly comprises of the porch, entrance hall, three bedrooms, modern shower room/w.c. three piece suite bathroom/w.c., spacious L-shaped lounge/diner and fitted kitchen with integrated appliances. Outside to the front is a low maintenance block paved garden with seating area and large driveway flowing around the side of the property providing ample off road parking leading to the detached double garage with electric door. To the rear is an attractive lawned garden incorporating paved patio areas with water feature, enclosed by timber fencing.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools. For those who enjoy idyllic walks, the property is only a short walk away from Sandal Castle. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



BEDROOM THREE

11'6" x 7'5" [3.51m x 2.28m]

Set of UPVC double glazed French doors to the rear garden, solid wooden floor, coving to the ceiling and central heating radiator.

SHOWER ROOM/W.C.

6'7" x 5'4" [2.01m x 1.63m]

Modern three piece suite comprising curved corner shower cubicle with mixer shower, low flush w.c. with concealed cistern and vanity wash basin with mixer tap. Inset spotlights to the ceiling, part tiled walls, chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear aspect.



BATHROOM/W.C.

8'0" x 7'0" [max] x 4'10" [min] [2.44m x 2.14m [max] x 1.49m [min]]

Three piece suite comprising panelled bath with mixer tap, vanity wash basin with mixer tap and low flush w.c. with concealed cistern. Fully tiled walls and floor, chrome ladder style radiator, inset spotlights to the ceiling, UPVC double glazed frosted window overlooking the side aspect and door providing access into the boiler cupboard.

KITCHEN

9'8" x 12'10" [2.97m x 3.92m]

Range of wall and base high gloss units with laminate work surface over and tiled splash back, kick heater, space for a freestanding oven and grill, integrated fridge/freezer, UPVC double glazed window overlooking the side aspect, integrated washing machine, pull out pantry drawers, downlights built into the wall cupboards and UPVC side door.

OUTSIDE

To the front of the property is a low maintenance block paved garden with plants and seating area. Flowing around the side of the property is a large tarmac driveway providing ample off road parking leading the detached double garage. To the rear is a paved patio area, perfect for entertaining and dining purposes with a controlled water feature and an attractive lawned garden with mature trees and bushes including Victoria plum tree. There is a second paved seating area towards the rear, large timber shed, surrounded by timber panelled surround fences.



GARAGE

15'3" x 17'0" [4.67m x 5.20m]

Electric up and over door and timber side door.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This has been a happy home for Mum for over 15 years. Mum enjoyed being part of the community in this quiet, friendly neighbourhood. What we all loved about the bungalow was its large windows which made it very light and airy. Mum loved sitting in the lounge watching the world go by and spending time chatting to friend and family in the sunny garden. In the late summer we all looked forward to the plum and green gage harvest, making jam and plum cake."

COUNCIL TAX BAND

The council tax band for this property is E.

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.

ACCOMMODATION

PORCH

Timber front entrance door, timber double glazed windows to two sides and solid wooden door leading into the entrance door.

ENTRANCE HALL

4'9" [min] x 7'2" [max] x 17'1" [1.45m [min] x 2.19m [max] x 5.22m]

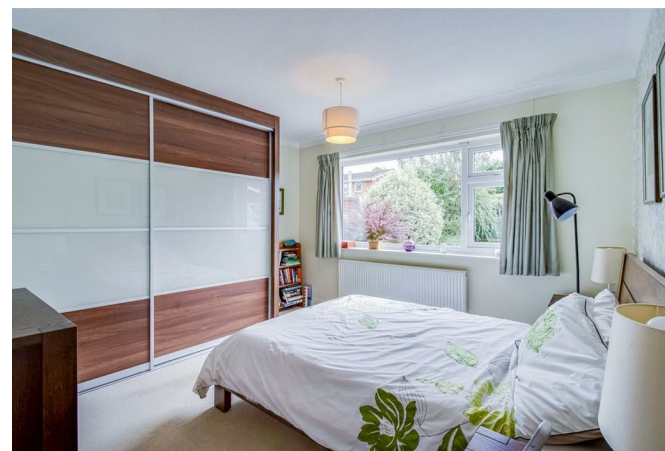
Solid wooden floor, central heating radiator, coving to the ceiling and doors to three bedrooms, cupboard, shower room, bathroom, lounge/diner and kitchen.



BEDROOM ONE

11'5" x 11'11" [3.49m x 3.64m]

Coving to the ceiling, UPVC double glazed window overlooking the rear aspect, central heating radiator and fitted double wardrobe.



BEDROOM TWO

10'5" x 11'4" [3.18m x 3.47m]

UPVC double glazed window overlooking the front aspect, central heating radiator and coving to the ceiling.



LOUNGE/DINER

20'4" [max] x 10'4" [min] x 16'3" [6.21m [max] x 3.17m [min] x 4.96m]

UPVC double glazed window overlooking the front aspect, coving to the ceiling, two central heating radiators and timber single glazed window to the porch.

