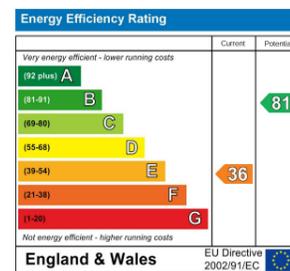
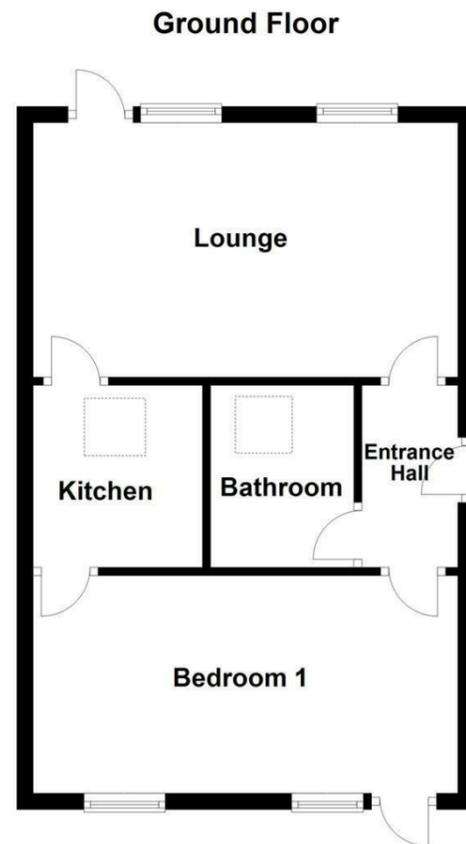




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**274 Potovens Lane, Wrenthorpe, Wakefield, WF2 0QG**

**For Sale Freehold £120,000**

Enjoying a set back position from the main roadside is this one double bedroom semi detached bungalow in need of updating throughout however offering huge potential.

The accommodation comprises of entrance hall, lounge, kitchen, bathroom/w.c. and double bedroom. There is a low maintenance flagged garden to the front and rear with driveway to the side and detached concrete sectional garage with up and over door.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no chain and vacant possession, a viewing comes highly recommended to see the full potential the property has to offer and to avoid disappointment.



#### ACCOMMODATION

##### ENTRANCE HALL

Side entrance door, doors to the bathroom, bedroom and lounge with kitchen off.

##### LOUNGE

17'0" x 10'3" [5.20m x 3.13m]

Door and two windows to the front. Warm air vent and door providing access into the kitchen.



##### KITCHEN

7'3" x 7'0" [2.21m x 2.15m]

Wall and base units with work surface over

incorporating stainless steel sink and drainer with mixer taps and tiled splash back, plumbing for a washing machine, space for a fridge and space for a cooker. Velux window, warm air vent heating with boiler housed in the kitchen. Door to the bedroom.



##### BEDROOM

8'9" x 17'2" [max] [2.68m x 5.24m [max] ]

Door and window to the rear, wardrobes to one side of the wall and warm air vent.



##### BATHROOM/W.C.

7'1" x 5'7" [2.16m x 1.71m]

Low flush w.c., pedestal wash basin, panelled bath and velux window.



##### OUTSIDE

To the front is a shared driveway providing ample off street parking leading to the detached concrete sectional garage [3.11m x 5.34m] with up and over door, light and power with workshop/storage space. There is off street parking for the side of the garage and low maintenance flagged gardens to the front and rear.



##### PLEASE NOTE

This property is non-standard [system built] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

##### COUNCIL TAX BAND

The council tax band for this property is B.

##### 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.