



WAKEFIELD
01924 291 294

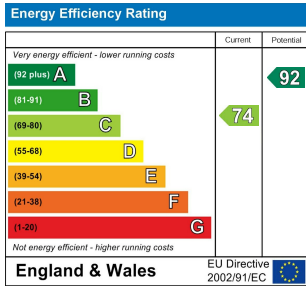
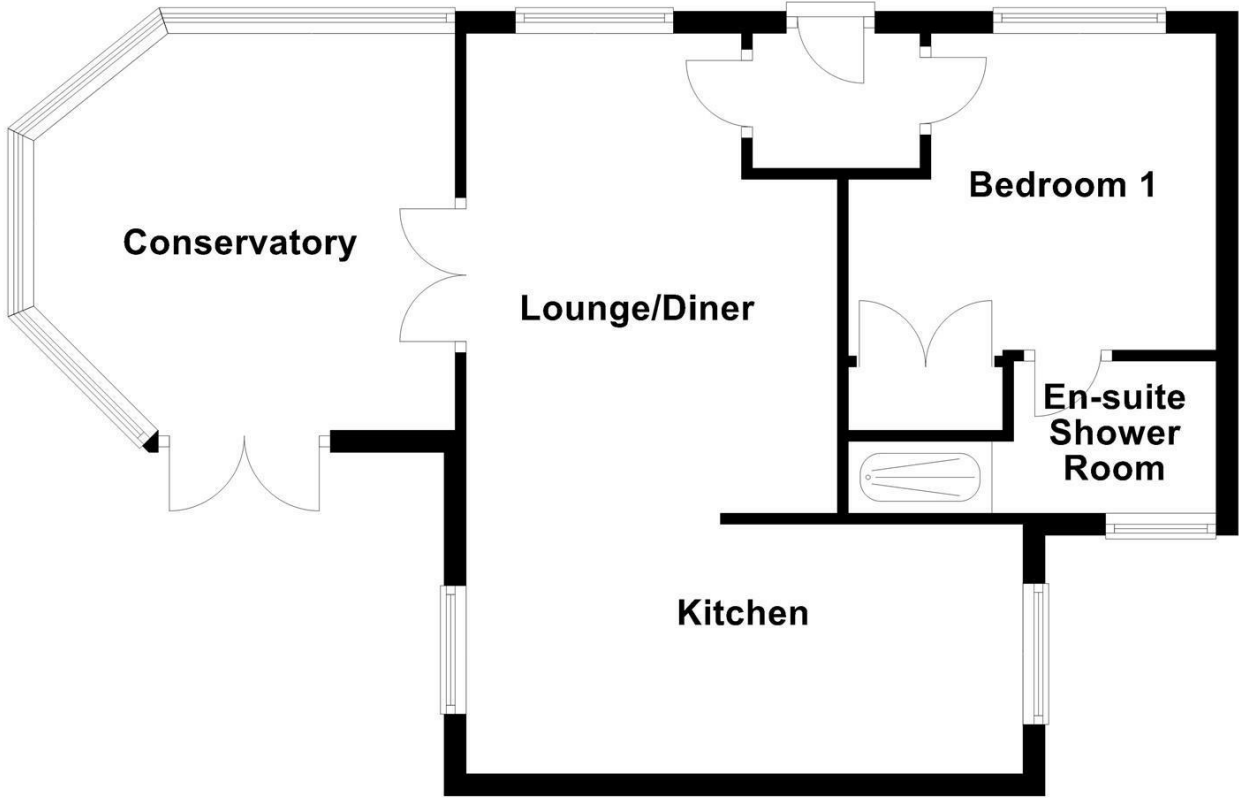
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

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.



1a Hirst Road, Wakefield, WF2 9DH
For Sale Freehold £200,000

This attractive semi detached bungalow is situated on a pleasant tree lined road, conveniently situated with easy access to an array of amenities on hand and a short drive from Wakefield city centre itself.

The accommodation is all on one level and comprises of small entrance vestibule, spacious open plan light and airy lounge/diner open to the kitchen and conservatory. There is one generously sized bedroom with en suite facilities and fitted wardrobe. The bungalow is set on a generous plot with detached larger than average garage and plenty of low maintenance seating areas, as well as ample off street parking for several vehicles.

The property is presented to a good standard and offers ready to move into accommodation with no onward chain.



ACCOMMODATION

ENTRANCE VESTIBULE

Front facing UPVC double glazed entrance door, wood effect flooring, double central heating radiator and doors to the lounge/diner and bedroom.

LOUNGE/DINER

20'8" x 11'2" x 15'3" [max] [6.3m x 3.42m x 4.66m [max]]

Front facing UPVC double glazed window, UPVC door to the conservatory, wall mounted electric fire, wood effect flooring, spotlights, central heating radiator and television point.

KITCHEN

Range of cream gloss wall and base units with laminate work top over incorporating stainless steel sink and drainer, electric oven with four ring induction hob and extractor hood. Integrated fridge and freezer, space for an under counter washing machine, tiled splash backs and UPVC double glazed windows to the sides. Wood effect flooring, useful breakfast bar with seating and in

built wine shelf and the combi boiler is housed in the kitchen.



CONSERVATORY

8'10" x 9'4" [max] [2.70m x 2.85m [max]]

UPVC double glazed windows to the rear and sides, UPVC double glazed French doors leading out to the garden, quality wood effect flooring and double central heating radiator.



BEDROOM



EN SUITE SHOWER ROOM/W.C.



OUTSIDE

There is gated access to the property with a paved driveway and gravelled area providing off street parking with detached larger than average garage [3.90m x 6.61m] with up and over door, power and light. Beyond the garage is a further gravelled parking area, enclosed by fence boundaries.



COUNCIL TAX BAND

The council tax band for this property is A.

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.