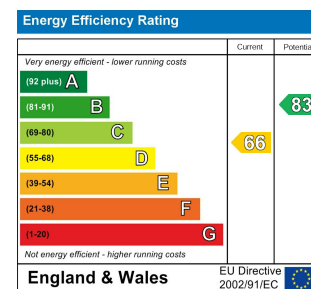
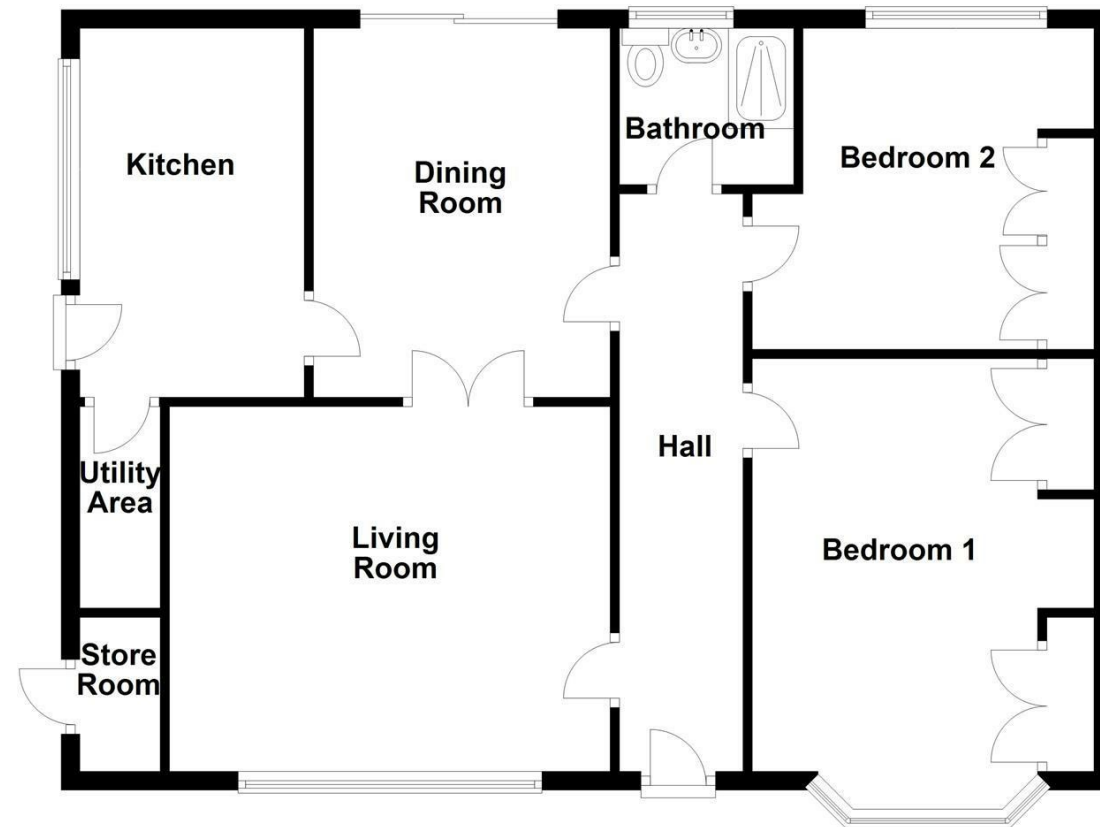




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

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.



4A Lovaine Grove, Wakefield, WF2 7NF

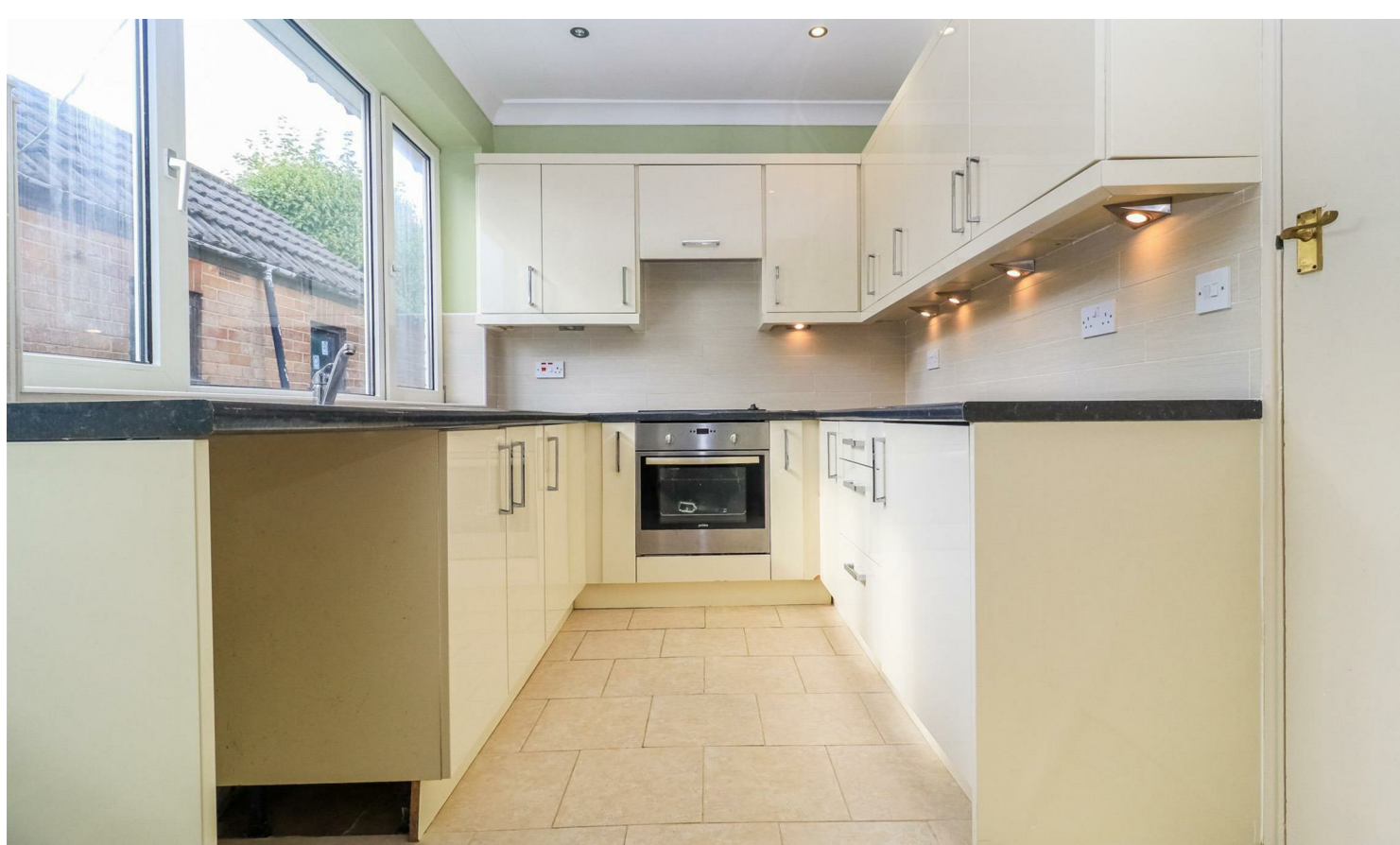
For Sale Freehold £315,000

Offered to the market for the first time since 2007 is this two bedroom semi detached bungalow deceptively spacious from the front, this property sits on a generous sized corner plot in the sought after area of Sandal.

The property briefly comprises of modern fitted kitchen with utility room off, dining room, living room and hallway leading to two double bedrooms and modern three piece bathroom/w.c.

The property is situated in this well regarded area of Sandal, within very easy reach of a good range of local facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible. There is a nearby railway station less than half a mile away.

A fantastic opportunity to acquire this generous sized bungalow and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

KITCHEN

72" x 12'11" (2.19m x 3.96m)

Composite side entrance door. Range of modern fitted wall and base units with laminate work surface over and tiled splash back. Built in oven with four ring gas hob, inset chrome sink with mixer tap, UPVC double glazed windows to the side, spotlights to the ceiling, door to the utility area and door to the dining room.



UTILITY

29" x 70" (0.86m x 2.15m)

UPVC double glazed frosted window to the side aspect.

DINING ROOM

10'5" x 17'8" (3.2m x 5.4m)

French doors to the living room, UPVC double glazed sliding door to the rear garden, central heating radiator and door to the hallway.

HALLWAY

18'9" x 4'3" (5.73m x 1.32m)

Composite front door, central heating radiator and doors to the two bedrooms, bathroom, dining room, living room and a storage cupboard.

BEDROOM ONE

11'9" x 14'11" (3.59m x 4.56m)

Built in wardrobes, gas central heating radiator and UPVC double glazed bay window to the front aspect.



BEDROOM TWO

10'0" x 10'11" (3.06 x 3.34)

Built in wardrobes, gas central heating radiator and UPVC double glazed window to the rear aspect.



BATHROOM/W.C.

6'1" x 5'6" (1.87m x 1.68m)

Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin and walk in power shower. Fully tiled walls and floor. Spotlights to the ceiling, chrome ladder style radiator and UPVC double glazed frosted window to the rear aspect.



OUTSIDE

The property sits on a larger than average corner plot set back with its own private driveway providing off road parking for up to several vehicles leading to the single detached garage. There are well maintained lawned garden areas with plants and shrubs incorporating patio areas. To the rear there is a greenhouse and further patio area, perfect for outdoor entertaining and dining.



COUNCIL TAX BAND

The council tax band for this property is D.

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.



LIVING ROOM

15'1" x 12'10" (4.6m x 3.93m)

Central heating radiator, UPVC double glazed window to the front aspect and electric fireplace. Door to the hallway.

