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106 Pinderfields Road, Wakefield, WF1 3PL

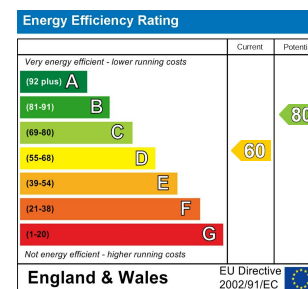
For Sale Freehold £300,000

Deceptive from the main roadside is this substantial and well proportioned four double bedroom detached bungalow with loft conversion. Benefiting from two en suites in addition to the main bathroom, double glazing and gas central heating.

The accommodation fully comprises of a spacious entrance hallway, superb open plan kitchen/dining/family room, two double bedrooms and modern bathroom/w.c. To the first floor landing there are two further double bedrooms both with en suite shower rooms. Outside there is a lawned garden to the front, side and rear. A driveway also to the rear leading to the brick built attached garage.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network. The home is within a five minute walk to Pinderfields Hospital as well as approximately a fifteen minute walk to Wakefield Kirkgate train station.

Simply a fantastic and sizeable family home, which deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door with UPVC frosted panes to either side, laminate flooring, radiator, stairs to the first floor landing, recessed ceiling spotlights, UPVC double glazed frosted window to the rear, doors to the open plan kitchen diner, two bedrooms and bathroom/w.c.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

26'6" x 15'8" max x 11'10" min [8.09m x 4.79m max x 3.63m min]

A range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated oven and grill with five ring gas hob having pull out filter hood over, space for American style fridge freezer, tiled floor, UPVC double glazed windows to the front, side and rear enjoying a triple aspect. Two radiators, detailed coving to the ceiling, recessed ceiling spotlights, splashback tiles and UPVC door to the open porch.



OPEN PORCH

Door to the boiler cupboard.

DOUBLE BEDROOM ONE

13'0" x 13'11" [3.97m x 4.25m]

UPVC double glazed window to the front, radiator, built in wardrobes to one walls, coving to the ceiling.



DOUBLE BEDROOM TWO

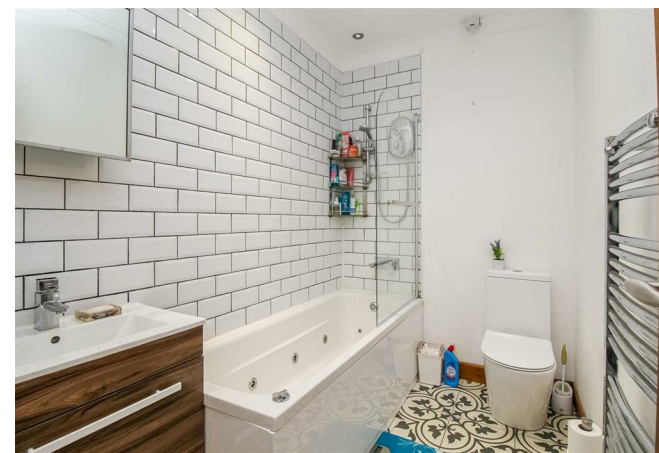
12'2" x 13'2" max x 10'2" min [3.72m x 4.03m max x 3.12m min]

UPVC double glazed window to the side, radiator, coving to the ceiling, fitted double wardrobe.

BATHROOM/W.C.

7'9" x 5'5" [2.38m x 1.66m]

Jacuzzi panelled bath with low flush w.c., wash basin over vanity drawers, part tiled walls, tiled floor, heated chrome towel radiator, coving to the ceiling, recessed LED spotlights.



FIRST FLOOR LANDING

Double glazed Velux skylight window to the rear, doors to two further bedrooms.

DOUBLE BEDROOM THREE

16'4" x 13'0" max x 8'5" min [5m x 3.97m max x 2.57m min]

Timber framed double glazed Velux windows to the front and rear, storage into eaves, laminate flooring, radiator, door to the en suite shower room/w.c. Sloping roof to three sides.



EN SUITE SHOWER ROOM/W.C.

3'9" x 9'4" [1.16m x 2.86m]

Fully tiled corner shower cubicle with mixer shower, concealed low flush w.c., wash basin, tiled floor, heated chrome towel radiator, storage cupboard, recessed LED spotlights, sloping roof.



DOUBLE BEDROOM FOUR

17'0" x 11'9" max x 7'8" min plus storage [5.2m x 3.59m max x 2.35m min plus storage]

Timber framed double glazed Velux windows to the front and rear, radiator, sloping roof, door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

3'7" x 9'8" [1.10m x 2.96m]

Corner shower cubicle with mixer shower, wash basin, concealed low flush w.c., storage cupboards, recessed LED spotlights, tiled floor, heated chrome towel radiator.



OUTSIDE

There is a garden area to the front, a lawned garden to the side and a driveway at the rear leads to the brick built attached garage with up and over door. Lawned garden also to the rear with hardstanding patio area.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.