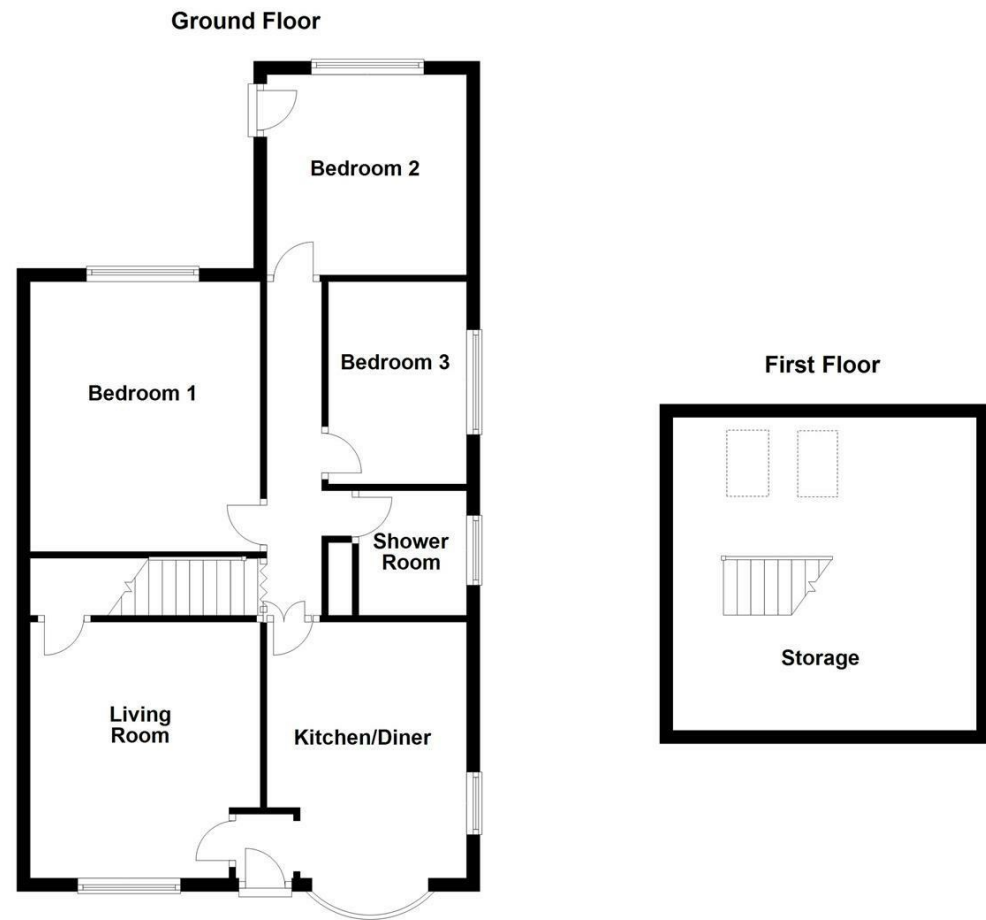




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 48 Grove Park, Calder Grove, WF4 3BZ

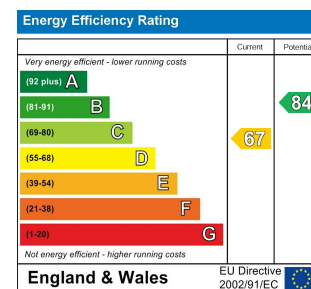
**For Sale Freehold £235,000**

Deceptive from the front is this three bedroom semi detached bungalow benefitting from well proportioned accommodation, off road parking and attractive gardens.

The property briefly comprises of kitchen/diner, living room, inner hallway leading to three bedrooms and shower room/w.c. Stairs lead to a storage room. Outside, a lawned garden flows round the front and side. To the rear is a driveway leading to the single garage and low maintenance stone paved patio area, fully enclosed by walls and timber fencing.

The property is located within the sought after area of Calder Grove with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter 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.



### 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

### KITCHEN/DINER

12'8" x 11'4" [max] x 7'2" [min] [3.87m x 3.46m [max] x 2.2m [min]]  
Composite front entrance door. Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Five ring gas hob with extractor hood, integrated oven, space and plumbing for a washing machine and integrated fridge/freezer. Breakfast bar with matching work surface over, UPVC double glazed bow window to the front, UPVC double glazed window to the side, doors to the inner hallway and living room.



### LIVING ROOM

12'11" x 11'4" [max] x 9'10" [min] [3.95m x 3.47m [max] x 3.0m [min]]  
UPVC double glazed window to the front, coving to the ceiling, access to an understairs storage cupboard and central heating radiator. Electric fireplace with granite hearth, surround and mantle.



### HALLWAY

Double doored storage cupboard, central heating radiator and doors to three bedrooms and the shower room. Folding door to the stairs providing access to the storage room.

### SHOWER ROOM/W.C.

5'3" x 6'1" [1.62m x 1.87m]  
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with overhead shower and shower head attachment. UPVC double glazed frosted window to the side, chrome ladder style radiator and extractor fan.



### BEDROOM ONE

12'9" x 11'6" [3.89m x 3.51m]  
UPVC double glazed window to the rear, fitted wardrobes and central heating radiator.



### BEDROOM TWO

9'11" x 9'11" [3.03m x 3.04m]  
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and composite door to the rear garden.

### BEDROOM THREE

6'8" x 9'11" [2.05m x 3.04m]  
UPVC double glazed window to the side, coving to the ceiling and central heating radiator



### STORAGE ROOM

14'7" x 13'10" [4.45m x 4.22m]  
Access to further storage eaves, central heating radiator and two velux skylights.

## OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border incorporating mature shrubs and flowers. An iron gate provides access to a paved pathway leading to the front door. The lawned garden continues round to the side with planted features and to the rear is a paved driveway providing off road parking for several vehicles leading to the garage. There is a low maintenance rear garden with a stone paved patio area, perfect for outdoor dining and entertaining with pebbled beds and mature tree, fully enclosed by walls and timber fencing.



## GARAGE

10'3" x 20'1" [3.14m x 6.13m]  
Manual up and over door, side access door, power and light.



## 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.