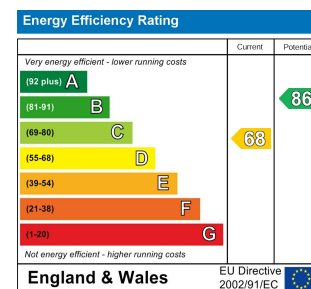
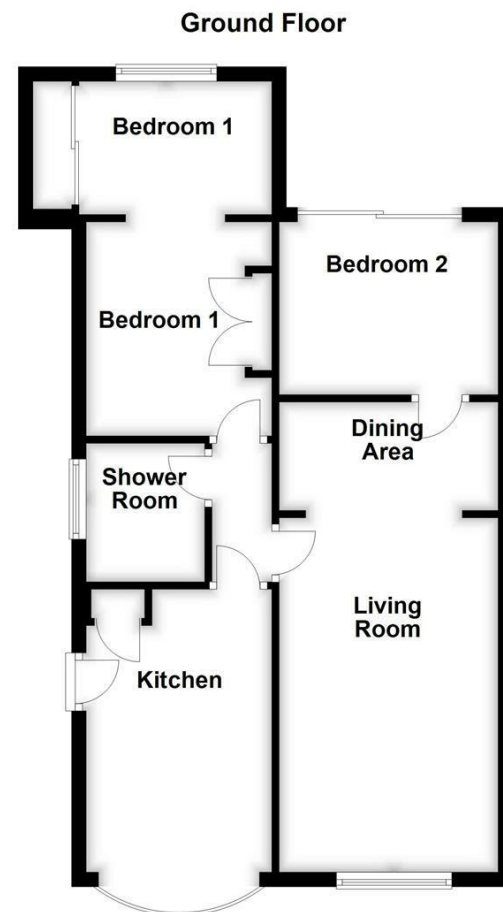




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**

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.

**5 Grove Park, Calder Grove, Wakefield, WF4 3BZ**

**For Sale Freehold £220,000**

Occupying a fantastic cul-de-sac location is this well presented two bedroom semi detached bungalow benefitting from driveway parking and low maintenance gardens.

The property briefly comprises of kitchen, inner hallway leading to the living/dining room, two bedrooms and shower room/w.c. Externally there are low maintenance gardens to the front and rear with side driveway parking for two vehicles.

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.

Ready to move into, this property would make a fantastic home and a viewing is highly recommended.



## ACCOMMODATION

### KITCHEN

8'3" x 12'9" [2.53m x 3.90m]

UPVC side entrance door. Range of wall and base units with laminate work tops incorporating 1 1/2 stainless steel sink and drainer unit, integrated oven with space for a microwave, integrated gas hob, space for a fridge/freezer, space for a washing machine. UPVC double glazed bow window to the front elevation, central heating radiator, built in storage cupboard and door to the inner hallway.

### HALLWAY

Access to the living/dining room, bedroom and shower room.

### LIVING ROOM

15'7" x 9'9" [4.76m x 2.98m]

UPVC double glazed window to the front elevation, central heating radiator and feature gas fireplace with wood surround. An opening leading through to the dining area.



### DINING AREA

9'9" x 4'9" [2.98m x 1.47m]

Central heating radiator, space for a dining table and chairs. Door leading through to bedroom two.



### BEDROOM TWO

9'10" x 7'9" [3.00m x 2.37m]

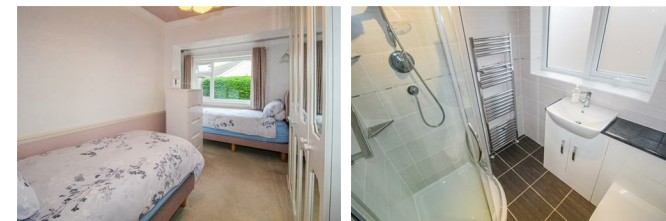
UPVC sliding French doors to the rear garden and central heating radiator.



### BEDROOM ONE

15'3" x 8'3" [4.67m x 2.54m]

UPVC double glazed window to the rear elevation, fitted wardrobes with sliding mirror doors with further fitted wardrobes and central heating radiator.



### SHOWER ROOM/W.C.

6'2" x 5'5" [1.9m x 1.67m]

Three piece suite comprising shower cubicle with glass sliding doors, wash hand basin and low flush w.c. UPVC double glazed frosted window to the side elevation and ladder style radiator.

## OUTSIDE

To the front of the property is a low maintenance pebbled garden and driveway running down the side of the property. To the rear is a flagged patio seating area with pebbled and shrubbery border.



## COUNCIL TAX BAND

The council tax band for this property is B

## 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.

## EPC RATING

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