



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.



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



51 Hollingthorpe Avenue, Hall Green, Wakefield, WF4 3NN

For Sale Freehold £300,000

Enjoying a cul-de-sac location is this three bedroom detached true bungalow benefitting from modern fitted kitchen, ample off road parking and good sized enclosed rear garden.

The accommodation briefly comprises of the entrance hall, inner hallway leading to three bedrooms (principal bedroom with potential to create en suite facilities), kitchen, utility room, bathroom/w.c. and living room. Outside to the front is a lawned garden and sweeping driveway providing off road parking for three vehicles and a single detached garage. To the rear is an enclosed rear garden incorporating attractive lawn with planted borders and paved patio areas.

The property is ideally placed for all local shops and amenities including local schools. Only a short drive away from surrounding towns for those looking to commute. Offering plenty of potential to be a fantastic family home, a viewing is highly recommended.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

7'10" x 5'11" [2.40m x 1.81m]

Composite front entrance, fully tiled floor, contemporary radiator, UPVC double glazed window overlooking the side aspect and door to the inner hallway.

HALLWAY

Contemporary radiator, fully tiled floor, loft access and doors to three bedrooms, kitchen, living room, utility and bathroom.

KITCHEN/DINER

16'2" x 9'8" [4.94m x 2.97m]

Range of wall and base high gloss units with laminate work surface over and laminate upstanding, 1 1/2 sink and drainer with mixer tap, space for an American style fridge/freezer, integrated oven and grill with microwave oven, four ceramic hobs and cooker hood over. Integrated dishwasher, contemporary radiator, fully tiled floor, plinth lighting, UPVC double glazed window and French doors to the rear aspect.



BEDROOM ONE

12'4" x 11'5" [3.76m x 3.48m]

UPVC double glazed bi-folding doors to the rear garden, two contemporary radiators and door to cupboard, which could be used as an en suite.



POTENTIAL EN SUITE

5'0" x 8'1" [1.54m x 2.48m]

Plumbing for a w.c., sink and shower.

UTILITY ROOM

8'1" x 8'5" [2.48m x 2.57m]

Range of wall and base high gloss units with laminate work surface over and laminate upstanding, 1 1/2 sink and drainer with mixer tap, space and plumbing for a washing machine and dryer. Space for a fridge/freezer, UPVC double glazed window overlooking the side aspect, fully tiled floor and central heating radiator.



BEDROOM TWO

9'8" x 11'3" [2.96m x 3.45m]

UPVC double glazed window overlooking the side aspect, contemporary radiator and fitted double wardrobe with glass sliding doors.



BATHROOM/W.C.

7'1" x 7'10" [2.17m x 2.41m]

Three piece suite comprising corner bath with jacuzzi style jets, mixer tap and mixer shower over, wash basin with mixer tap and concealed cistern low flush w.c. Fully tiled walls and floor. UPVC cladding with chrome strips to the ceiling and inset spotlights. Extractor fan, UPVC double glazed frosted window overlooking the side aspect and chrome ladder style radiator.



BEDROOM THREE

8'10" x 10'0" [2.71m x 3.07m]

UPVC double glazed window overlooking the front aspect, contemporary radiator,

LIVING ROOM

10'2" [min] x 11'5" [max] x 12'0" [3.11m [min] x 3.49m [max] x 3.68m]

Two contemporary radiators and UPVC double glazed window overlooking the front aspect.



OUTSIDE

To the front of the property is an attractive lawned garden with sweeping driveway providing ample off road parking for several vehicles leading to the single detached garage with manual up and over door. To the rear is a paved patio area with an attractive lawned garden and planted borders, a paved pathway leads to a further paved patio area, surrounded by timber fencing.



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.