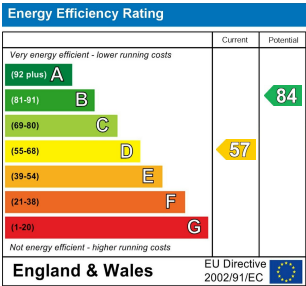


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall

Estate Agent

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



11 Clayton Rise, Wakefield, WF1 2LG

For Sale Freehold £240,000

Located on this pleasant cul-de-sac is this three bedroom semi detached dormer bungalow in need of updating and sat on a generous sized plot benefitting from off road parking with single garage and low maintenance front and rear gardens.

The property comprises of the kitchen, hallway leading to the lounge, shower room/w.c., bedroom one and bedroom three. The first floor landing leads to a further bedroom and hobby room. Outside to the front is a paved driveway and low maintenance garden space. To the rear is a single detached garage with electric roller door and spacious paved patio area incorporating artificial lawn.

Situated in Outwood the property is ideally located for all local amenities and shops, whilst being close to the M1 motorway network with direct links to Leeds and Sheffield. Outwood Train Station is nearby, ideal for those looking to commute.

Offered for no chain and vacant possession, ideal for those looking to downsize and a viewing is highly recommended to appreciate the accommodation on offer.



ACCOMMODATION

KITCHEN

8'3" x 16'9" [max] x 15'11" [min] [2.52m x 5.13m [max] x 4.86m [min]]

Composite side entrance door. Range of wall and base units with integrated oven, four ring gas hob and extractor hood, sink and drainer with mixer tap, space for fridge/freezer. UPVC double glazed windows to the front and side elevation, central heating radiator

LOUNGE

11'0" x 16'8" [3.36m x 5.09m]

Central heating radiator, gas fireplace, UPVC double glazed window to the front elevation and central heating radiator.



HALLWAY

Stairs to the first floor landing, central heating radiator, loft access and doors to two bedrooms and shower room.

SHOWER ROOM/W.C.

7'10" x 5'1" [2.39m x 1.55m]

Corner shower unit with electric shower, low flush w.c. and wash hand basin with mixer tap. Chrome ladder style radiator, UPVC double glazed frosted windows to the side elevation, recess spotlights and tiled floor.



BEDROOM ONE

12'7" x 10'2" [3.86m x 3.11m]

Central heating radiator, large UPVC double glazed window to the rear elevation and access to understairs storage with fitted shelves.



BEDROOM TWO

8'4" x 8'3" [2.55m x 2.53m]

UPVC double glazed window to the rear elevation and central heating radiator.

FIRST FLOOR LANDING

Doors to bedroom and hobby room.

BEDROOM THREE

10'4" x 12'0" [3.15m x 3.67m]

UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and dressing table.



LOFT ROOM ROOM

7'10" x 10'1" [2.40m x 3.08m]

Central heating radiator, velux window to the rear elevation and access to storage.

OUTSIDE

To the front is a driveway for three vehicles leading to the single detached garage with electric roller doors. To the rear is a paved patio with artificial lawned area.



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.