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 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



### 3 Moorland Drive, Hall Green, WF4 3LP

#### For Sale Freehold £205,000

A two bedroom semi detached bungalow benefitting from spacious accommodation including conservatory and an enclosed rear garden.

The property briefly comprises of the living room, sitting room/bedroom two, inner hallway leading to the kitchen, conservatory, bedroom one and bathroom. Externally there are lawned gardens to the front and rear.

Situated within the sought after area of Hall Green and local bus routes travel to and from Wakefield city centre, local amenities such as shops and schools are nearby as well as Newmillerdam country park and Pugneys water park. For those looking to commute further afield then access to the M1 motorway is a short drive away.

This property would be ideal for a couple or those looking to downsize and an early viewing comes highly recommended.





## ACCOMMODATION

### LIVING ROOM

12'9" x 12'8" [3.89m x 3.87m]

UPVC front entrance door, UPVC double glazed window to the front elevation, central heating radiator, built in storage cupboard, door to the inner hallway and an opening through to the sitting room/bedroom.



### SITTING ROOM/BEDROOM TWO

9'7" x 12'7" [2.93m x 3.86m]

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



### HALLWAY

Doors to the bedroom, bathroom and kitchen.

### KITCHEN

8'2" x 6'10" [2.49m x 2.09m]

Range of base units with stainless steel sink and drainer unit, space for a gas cooker, space for a washing machine and space for a fridge/freezer. UPVC double glazed window to the rear elevation, built in storage cupboard, central heating radiator and UPVC door to the conservatory.

### CONSERVATORY

10'11" x 8'11" [3.35m x 2.74m]

Built in storage cupboard, UPVC door to the rear with UPVC double glazed windows to the side and rear.

### BEDROOM ONE

9'9" x 8'2" [2.99m x 2.5m]

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



### BATHROOM/W.C.

6'5" x 4'11" [1.96m x 1.51m]

Three piece suite comprising bath, wash hand basin and low flush w.c. Timber framed frosted window to the rear elevation and central heating radiator.



### OUTSIDE

To the front is gated entry to a lawned garden. To the rear of the property is a lawned garden with bush and shrubbery border incorporating corner patio area.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.