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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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 17 Balne Mill Grove, Wakefield, WF2 0FL

### For Sale Freehold £225,000

Located on this modern and attractive development is this semi detached house with three bedrooms, spacious lounge diner with bay window, modern kitchen, enclosed rear garden, off road parking, UPVC double glazing and gas central heating.

The accommodation fully comprises porch, entrance hall, downstairs w.c., modern kitchen, lounge diner with bay window and French doors to the rear garden, first floor landing, three bedrooms and house bathroom/w.c. Outside, to the front there is a tarmac double driveway and to the rear, an enclosed garden with Indian stone paved patio area, attractive lawn and timber garden shed.

Located close to amenities such as shops and schools, local bus routes travel to and from Wakefield city centre. The M1 and M62 motorway links are ideal for those looking to commute further afield.

An early viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE PORCH

8'0" x 3'0" max x 2'7" min [2.44m x 0.92m max x 0.80m min]  
Entrance door, UPVC double glazed window to the side, pitched sloping ceiling. Laminate flooring, inset spotlights to the ceiling, composite door leading into the entrance hall.

### ENTRANCE HALL

Central heating radiator, laminate flooring, doors leading to the first floor landing, central heating radiator. Doors lead to downstairs w.c. and lounge diner, bi-folding door to kitchen.

### KITCHEN

6'9" x 9'9" [2.07m x 2.98m]  
A range of wall and base units with laminate work surfaces over, tiled splashback above, stainless steel sink and drainer with chrome mixer tap, integrated oven and grill, four ring gas hob with cooker hood over, plumbing and drainage for a washing machine, combi condensing boiler, UPVC double glazed window to the front, space for fridge freezer, laminate flooring, plinth lighting, kickheater.



### W.C.

3'1" x 5'6" [0.95m x 1.70m]  
Low flush w.c., pedestal wash basin with two taps and tiled splashback. Central heating radiator, laminate flooring, UPVC double glazed frosted window to the side.

### LOUNGE DINER

13'9" x 19'3" max x 15'1" min [4.20m x 5.88m max x 4.60m min]  
Laminate flooring, two central heating radiators, door to understairs storage cupboard, UPVC double glazed French doors into the rear garden with UPVC double glazed windows.



### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access, central heating radiator, doors leading to the bedrooms and house bathroom/w.c.

### BEDROOM ONE

9'4" x 13'10" max x 10'1" min [2.85m x 4.22m max x 3.08m min]  
Two UPVC double glazed windows to the front elevation, central heating radiator, door into storage cupboard over bulkhead.



### BEDROOM TWO

7'6" x 9'6" [2.30m x 2.91m]  
UPVC double glazed window to the rear elevation, central heating radiator.

### BEDROOM THREE

5'10" x 9'4" [1.79m x 2.85m]  
UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.

7'3" x 5'6" [2.21m x 1.70m]  
Panelled bath with mixer tap and mixer shower over with full tiles to this area, pedestal wash basin with mixer tap and tiled splashback, low flush w.c. Shaver socket point, extractor fan, central heating radiator.



### OUTSIDE

To the front of the property there is a double tarmac driveway providing off road parking, downlights, Indian stone paved pathway to the front and side with pebbled borders. The side has a water point connection and a timber gate into the rear garden. The rear garden is enclosed with Indian stone paved patio area, attractive lawn with raised planted borders, solid railway sleep hedges, timber shed, timber panelled fence surrounds. Outside sensor lighting.



### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

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

### 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.