



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	



4 Wordsworth Grove, Stanley, WF3 4JL

For Sale Freehold £200,000

Situated in the Stanley area of Wakefield is this extended, two bedroom detached bungalow. Deceptively spacious from the front and sitting on a generous plot of land, allowing front and rear gardens, ample off road parking and well proportioned accommodation throughout, this property is certainly not one to be missed.

The property briefly comprises of entrance hall with access to the loft, a storage cupboard and doors to the living room, kitchen dining room, bedrooms one and two and the shower room. From the kitchen dining room we have access to the conservatory which completes the accommodation of the property. To the front of the property the garden is laid to lawn with a pebbled border, a pebbled and paved driveway providing off road parking and leading through a set of iron gates to further off road parking and a larger than average single detached garage. The remainder of the rear garden is tiered and incorporates lawned areas, planted features and both paved and pebbled patio areas, perfect for outdoor dining and entertaining purposes, the garden itself is fully enclosed by timber fencing.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield. The property is located close to Pinderfields Hospital.

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

Frosted UPVC double glazed side entrance door into the entrance hall. Dado rail, loft access, storage cupboard. Doors to two bedrooms, living room, kitchen dining room and the shower room.

LIVING ROOM

16'4" x 9'9" [max] x 4'7" [min] [5.0m x 2.98m [max] x 1.42m [min]] UPVC double glazed box window to the front, central heating radiator, gas fire place with marble hearth surround and wooden mantle, coving to the ceiling, spotlights.



KITCHEN DINING ROOM

7'11" x 14'1" [2.42m x 4.31m] UPVC double glazed window to the rear, bi-folding door into

conservatory, coving to the ceiling, spotlights, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring electric hob with extractor hood above. Integrated double oven, space and plumbing for washing machine, integrated undercounter fridge and freezer, integrated dishwasher.

CONSERVATORY

9'1" x 7'11" [2.77m x 2.42m] Surrounded by UPVC double glazed windows, UPVC double glazed French doors to the rear, UPVC double glazed window into bedroom one, central heating radiator.



BEDROOM ONE

10'11" x 9'9" [3.35m x 2.98m] UPVC double glazed window into conservatory, fitted

wardrobes with sliding mirrored doors, coving to the ceiling, spotlights, central heating radiator.



BEDROOM TWO

7'11" x 8'1" [max] x 6'7" [min] [2.42m x 2.48m [max] x 2.01m [min]] UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



SHOWER ROOM

4'11" x 7'8" [1.52m x 2.35m] Frosted UPVC double glazed window to the side, spotlights, chrome ladder style central heating radiator, extractor fan. Concealed cistern low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, double shower cubicle with electric shower head attachment and glass shower screen, partial tiling, partial wet wall panelling.



OUTSIDE

To the front of the property the garden is mainly laid to lawn with a pebbled border, mature shrubs and a pebbled and paved driveway providing off road parking through a set of iron gates which leads down the side of the property for further off road parking to the rear where there is a larger than average single detached garage with an up and over door. The majority of the rear garden is a tiered incorporating paved patio areas, perfect for outdoor dining and entertaining purposes, planted features and lawned areas, the garden itself is fully enclosed by timber fencing.



SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.

COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.