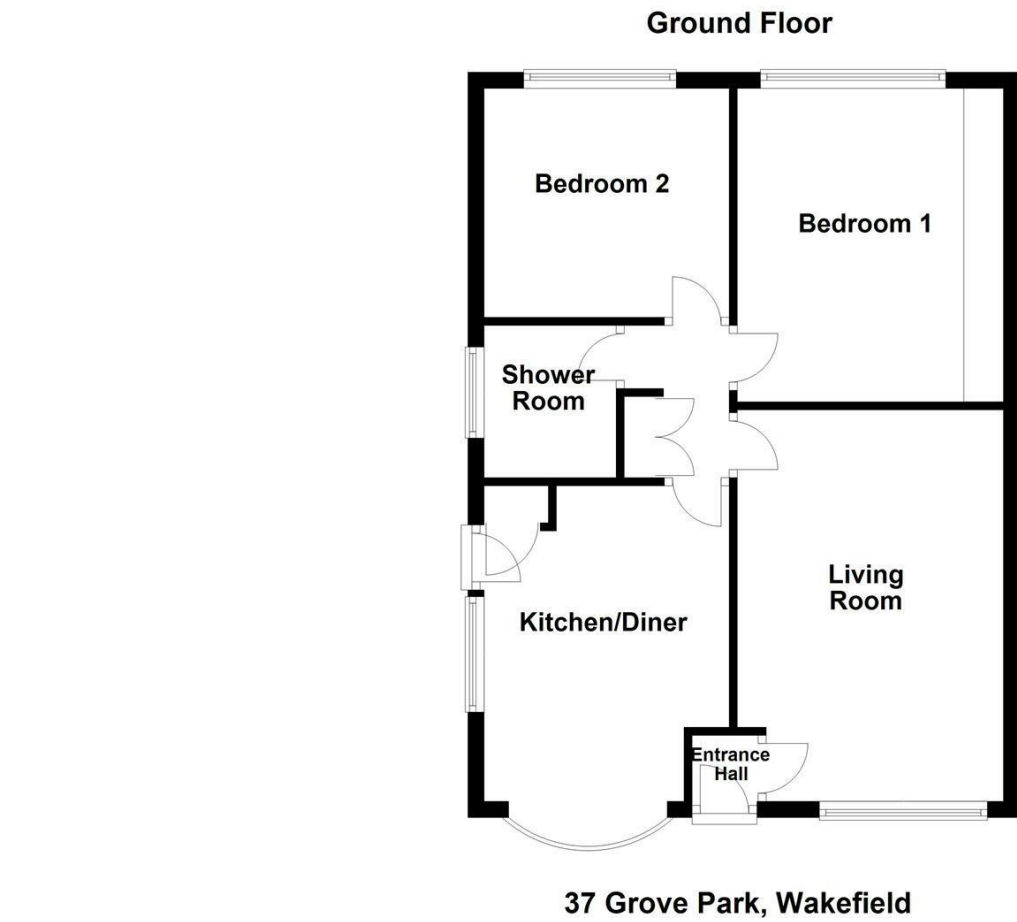


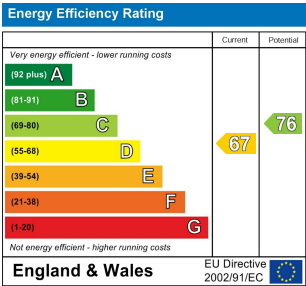


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



## 39 Grove Park, Calder Grove, Wakefield, WF4 3BZ

### For Sale Freehold £185,000

Situated in a desirable cul-de-sac position is this well presented two bedroom semi detached bungalow, benefitting from driveway parking and attractive front and rear gardens.

The accommodation briefly comprises an entrance hall, spacious living room, inner hallway providing access to two bedrooms, a modern shower room and a well appointed kitchen. Externally, the property enjoys neatly maintained lawned gardens to both the front and rear, together with a side driveway providing off street parking for two vehicles and leading to a detached single garage.

Located in the sought after area of Calder Grove, the property is well served by local bus routes into Wakefield city centre and offers excellent access to the M1 motorway, making it ideal for those needing to commute further afield.

Offered for sale with no chain and vacant possession, this delightful bungalow would make a superb home for a variety of purchasers, and an early viewing is highly recommended to fully appreciate all that is on offer.



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, coving to the ceiling and door to the living room.

### LIVING ROOM

11'3" x 15'10" [3.45m x 4.84m]

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and wall mounted gas fire. Door providing access to the inner hallway.



### INNER HALLWAY

Coving to the ceiling, loft access, double doored built in cloakroom cupboard, doors to the kitchen, shower room and two bedrooms.

### BEDROOM ONE

9'3" x 12'10" [2.84m x 3.93m]

UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and fitted wardrobes with sliding doors.



### BEDROOM TWO

9'2" x 9'10" [2.80m x 3.01m]

Coving to the ceiling, UPVC double glazed window

overlooking the rear aspect and central heating radiator.



### SHOWER ROOM/W.C.

5'5" x 6'3" [1.66m x 1.92m]

Three piece suite comprising walk in shower cubicle with mixer shower, concealed cistern low flush w.c. and vanity wash hand basin with mixer tap. Central heating radiator, laminate flooring and UPVC double glazed frosted window overlooking the side aspect.



### KITCHEN/DINER

12'8" x 9'10" [3.88m x 3.01m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space for a washing machine, space for a fridge/freezer and space for a cooker. UPVC double glazed bay window to the front aspect with further window to the side aspect, central heating radiator, coving to the ceiling, wall mounted boiler, UPVC double glazed door to the side and door to the built in pantry cupboard.



### OUTSIDE

To the front is an attractive lawned garden and block paved driveway providing off road parking leading to the single detached garage with manual up and over door. To the rear is a lawned garden with L-shaped paved patio area, surrounded by timber fencing.



### 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.

### 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.