



WAKEFIELD  
01924 291 294

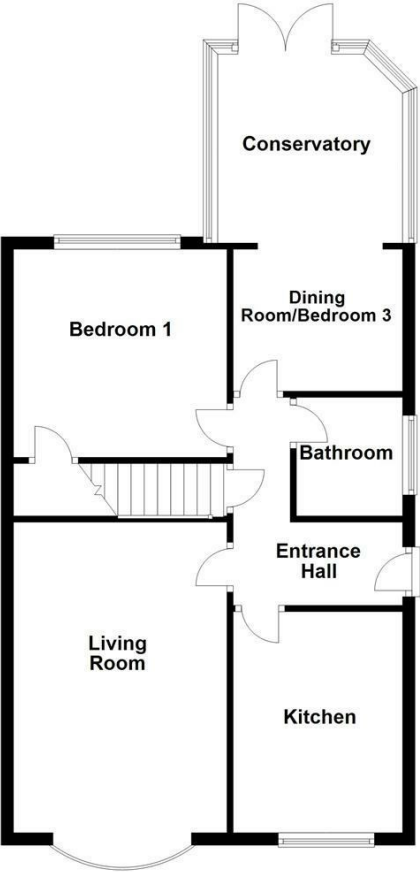
OSSETT  
01924 266 555

HORBURY  
01924 260 022

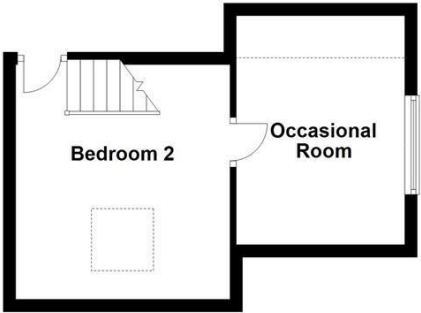
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

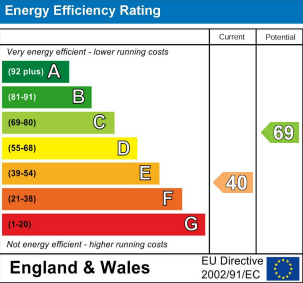


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 41 Edward Drive, Wakefield, WF1 2LL

### For Sale Freehold £265,000

Deceptively spacious from the front is this three bedroom semi detached dormer bungalow benefitting from ample off road parking and good sized enclosed rear garden.

The accommodation briefly comprises of the entrance hall, kitchen, living room, bathroom/w.c., dining room/potential bedroom, conservatory and bedroom one. Stairs lead to bedroom with access to the occasional room on the first floor. Outside to the front is a low maintenance paved garden and driveway providing off road parking leading to the, larger than average, single detached garage. To the rear is a good sized enclosed lawned garden incorporating stone paved patio area, perfect for outdoor dining with outdoor entertaining area with power and light.

Situated in a popular part of Outwood, the property is well placed to local amenities including shops and schools with local bus routes nearby to and from Wakefield and Leeds. The motorway network and Outwood train station are only a short distance away, perfect for those looking to travel further afield.

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

Composite side entrance door, dado rail, central heating radiator and doors to the kitchen, living room, dining room/bedroom, bedroom one and bathroom. Stairs to two further bedrooms on the first floor.

KITCHEN

8'11" x 11'6" [2.73m x 3.53m]  
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker with extractor hood, space and plumbing for a washing machine and space for a fridge/freezer. Central heating radiator and UPVC double glazed window to the front.

LIVING ROOM

11'3" x 16'6" [3.44m x 5.05m]  
UPVC double glazed bow window to the front, two central heating radiators, coving to the ceiling and decorative fireplace with marble hearth, surround and wooden mantle.



BATHROOM/W.C.

5'4" x 6'0" [1.65m x 1.85m]  
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric shower head attachment. UPVC double glazed frosted window to the side, extractor fan, spotlights, chrome ladder style radiator and fully tiled.



DINING ROOM/BEDROOM

7'6" x 8'10" [2.3m x 2.71m]  
Could be used as a bedroom. An opening through to the conservatory, central heating radiator, coving to the ceiling and dado rail.



CONSERVATORY

10'1" x 9'9" [max] x 7'8" [min] [3.08m x 2.98m [max] x 2.35m [min]]  
Surrounded by UPVC triple glazed windows with a set of French doors to the rear garden and central heating radiator.



BEDROOM ONE

11'3" x 10'11" [3.44m x 3.33m]  
Access to an understairs storage cupboard, UPVC double glazed window to the rear and central heating radiator.



FIRST FLOOR

BEDROOM TWO

11'3" x 10'1" [max] x 9'5" [min] [3.45m x 3.08m [max] x 2.88m [min]]  
Central heating radiator, velux skylight, access to loft storage space and door to the occasional room.



OCCASIONAL ROOM

9'10" x 9'0" [3.0m x 2.76m]  
Central heating radiator, fitted wardrobes and UPVC double glazed window to the side.



OUTSIDE

To the front is a low maintenance garden with stone paved area and driveway running down the side of the property to a, larger than average, single detached garage with up and over door, power and light. To the rear is a good sized garden incorporating lawn and stone paved patio area, perfect for outdoor dining and entertaining with planted beds and mature shrubs, outdoor entertaining area with power and light, shed and greenhouse, fully enclosed by timber fencing.



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.