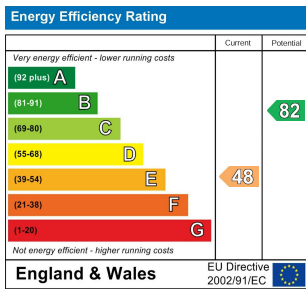


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



9 Cotswold Road, Wakefield, WF2 8EL

For Sale Freehold £180,000

A recently modernised and renovated three bedroom bungalow, offering well presented accommodation throughout and benefitting from driveway parking and generous rear gardens.

The property has been refurbished to a high standard and briefly comprises an entrance porch leading into an open plan living, dining and kitchen area, creating a bright and contemporary living space. Further accommodation includes a small conservatory, a utility room, three well proportioned bedrooms, and a modern family bathroom. Externally, the property enjoys extensive lawned gardens to the rear, providing excellent outdoor space, along with driveway parking to the front.

Ideally located for those wishing to commute, the property offers convenient access to the motorway network and is well positioned for a range of local amenities, including supermarkets and Wakefield city centre.

Recently renovated and ready for immediate occupation, this superb home is sure to appeal to a wide range of buyers and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A front facing UPVC entrance door with a central heating radiator, providing access to the open plan kitchen living space, three bedrooms and the house bathroom.

OPEN KITCHEN/LOUNGE

24'0" x 17'10" [7.34m x 5.45m]

The recently renovated modern kitchen is fitted with an array of wall and base units providing ample storage, laminate worktops, integrated gas hob with electric oven, splashback and cooker hood. Integrated appliances include a fridge freezer and dishwasher, along with a stainless steel sink unit. Floor-to-ceiling radiators and spotlights to the ceiling, and grey wood effect laminate flooring throughout. This bright and spacious room benefits from a front facing UPVC double glazed bay window and a rear UPVC double glazed window and door leading into the conservatory. The lounge area features two floor-to-ceiling radiators and spotlights to the ceiling.



CONSERVATORY

10'4" x 8'1" [3.16m x 2.47m]

UPVC double glazed windows to the rear and side elevations and a UPVC door providing external access. Worktops with plumbing for a washing machine and dryer, making this a useful additional space.



BEDROOM ONE

11'11" x 11'10" [3.64m x 3.63m]

A generous double bedroom with a front facing UPVC double glazed window, floor-to-ceiling radiator and carpeted flooring.



BEDROOM TWO

11'11" x 9'7" [3.64m x 2.94m]

Rear facing UPVC double glazed window, floor-to-ceiling radiator and carpeted flooring.



BEDROOM THREE

11'10" x 7'7" [3.62m x 2.33m]

Rear facing UPVC double glazed window, floor-to-ceiling radiator and carpeted flooring.



BATHROOM/W.C.

8'0" x 7'9" [2.46m x 2.38m]

Fitted with a modern three piece suite comprising a panelled bath with wall mounted shower and handheld attachment, glass shower screen, vanity wash hand basin with mixer tap, and low flush w.c. A white ladder style radiator, tiled walls within the bath and shower area, tiled flooring, and spotlights to the ceiling. Rear facing UPVC double glazed frosted windows.



OUTSIDE

Externally, the property benefits from gated access leading to driveway parking, with low maintenance gardens to the front. To the rear is a spacious garden with a storage shed and patio area, with potential to extend, subject to the necessary planning permissions.



PLEASE NOTE

This property is non-standard (timber framed) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

COUNCIL TAX BAND

The council tax band for this property is A.

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.