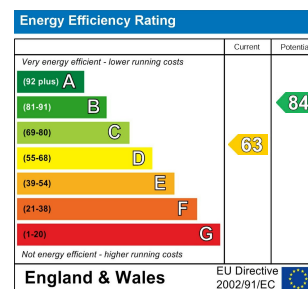
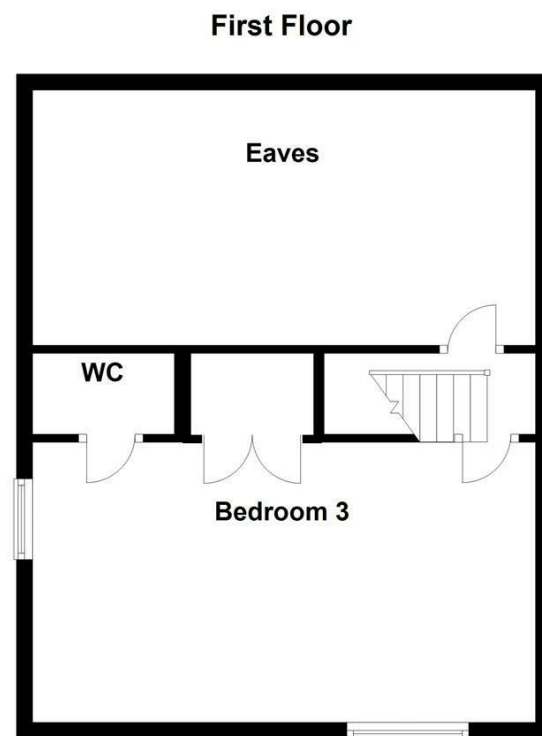
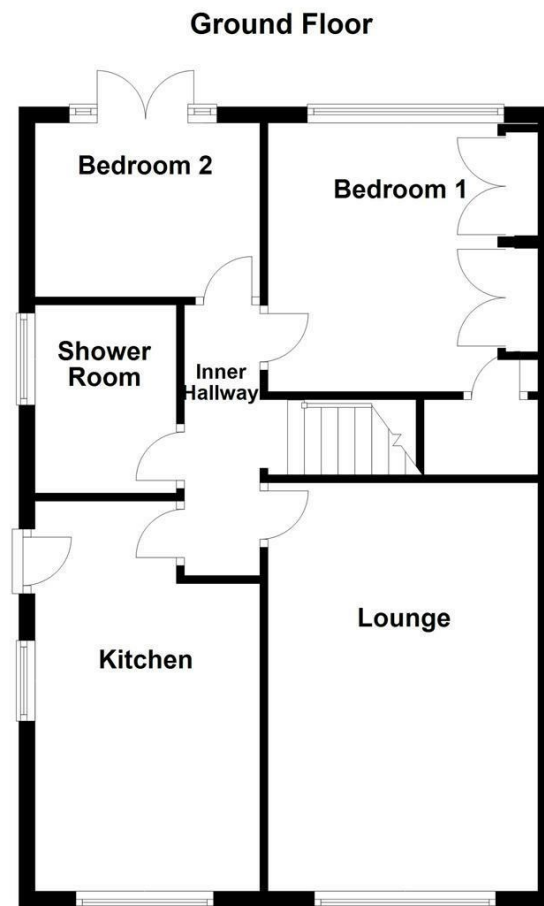




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



11 Lingwell Gate Crescent, Wakefield, WF1 2PA

For Sale Freehold £250,000

Occupying a fantastic corner plot is this well presented three bedroom semi detached dormer bungalow benefitting from ample driveway parking, detached garage and spacious side gardens.

The property briefly comprises of the living room, kitchen, two bedrooms and shower room/w.c. Stairs lead to the first floor landing which in turn leads to a further bedroom with w.c. and eaves storage. Externally there is ample driveway parking to the front and side leading to the detached storage garage with well maintained lawns and patio area.

The property is ideally located for all local shops and amenities, as well as being close to transport links such as Outwood train station and main bus routes nearby. The motorway network is only a short drive away, perfect for those looking to commute further afield.

Ready to move into, this property would make a fantastic family home and a viewing is highly recommended.



ACCOMMODATION

KITCHEN

16'0" x 9'2" [4.89m x 2.80m]

Side UPVC entrance door, Range of modern wall and base units with laminate work tops, integrated oven and microwave, ceramic hob with cooker hood, integrated fridge/freezer and space for a washing machine. Sink and drainer unit, small breakfast bar island, partially tiled, spotlights to the ceiling, UPVC double glazed windows to the front and side elevation, ladder style radiator and door to the inner hallway.

HALLWAY

Access to two bedrooms, shower room and lounge. Stairs to the first floor.

LOUNGE

16'8" x 10'11" [5.09m x 3.35m]

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace and spotlights to the ceiling.



BEDROOM ONE

10'11" x 10'10" [3.33m x 3.32m]

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes. Understairs storage cupboard.



BEDROOM TWO

9'4" x 7'1" [2.85m x 2.16m]

UPVC double glazed French doors to the rear garden and central heating radiator. Potential to be used as a dining room.



SHOWER ROOM/W.C.

7'6" x 5'7" [2.31m x 1.71m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising corner shower cubicle with wall mounted shower and glass door, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and fully tiled walls and floor.



FIRST FLOOR LANDING

Access to a further bedroom and storage eaves.

BEDROOM THREE

20'9" x 11'4" [6.34m x 3.46m]

UPVC double glazed windows to the front and side elevation, two central heating radiators, spotlights to the ceiling and built in wardrobe. Access to the w.c.



W.C.

5'9" x 2'11" [1.77m x 0.91m]

Two piece suite comprising low flush w.c. and vanity wash hand unit with mixer tap. Partially tiled and spotlights to the ceiling.

OUTSIDE

To the front of the property is a tarmacadam driveway parking providing off road parking for up to three vehicles leading to the detached garage with up and over door. The property sits on a generous sized corner plot with lawn, bush and shrubbery border with a further rear patio and lawn to the side. There is potential to extend subject to correct planning permission.



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.