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



## 1 Chapel Row, Grange Moor, Wakefield, WF4 4DY

### For Sale Freehold Offers In The Region Of £299,500

Situated in Grange Moor is this deceptively spacious three bedroom bungalow incorporating period features such as vaulted ceilings and exposed beams.

The property briefly comprises of the cloakroom, kitchen, snug, utility, bedroom one and hallway leading to bedroom three, bathroom/w.c., dining room, living room, porch, further hallway providing access to bedroom two and a larger bathroom/w.c. Outside to the front, the garden is artificially lawned with pebbled border and raised planted beds. There's a decked and stone paved patio areas, perfect for outdoor dining and entertaining, enclosed by timber fencing. A pebbled area, with shed, provides parking and a right of access for the neighbouring properties on Chapel Row.

The property is located within a sought after location in Grange Moor within close proximity to the local amenities and schools located nearby, with main bus routes running to and from Wakefield and Huddersfield. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Boasting spacious accommodation throughout, this property would make a ideal purchase for a range of buyers and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.





ACCOMMODATION

CLOAKROOM

78" x 70" [2.35m x 2.15m]  
Three UPVC double glazed windows to the front, door leading through to the kitchen, central heating radiator and exposed beams to the ceiling.



KITCHEN

10'11" x 7'8" [3.33m x 2.35m]  
Range of wall and base units with granite work surface over, sink and drainer with mixer tap and 1/2 undermount sink, four ring electric hob with integrated double oven and space and plumbing for an American style fridge freezer. Integrated dishwasher, an integrated wine fridge and plinth heater which runs off the radiators. Two Velux skylights, UPVC double glazed window to the side, exposed beams to the ceiling and door through to the snug.



SNUG

14'2" x 11'9" [4.33m x 3.59m]  
Two central heating radiators, skylight to ceiling, decorative fireplace with tiled hearth, exposed brick surround, mantle and chimney breast. Doors leading to further hallway, bedroom two and utility. Loft access.



UTILITY

5'0" x 3'8" [1.54m x 1.14m]  
Granite work surface with space and plumbing for a washing machine and tumble dryer and UPVC double glazed windows to the side.

BEDROOM TWO

11'3" x 9'9" [3.45m x 2.98m]  
LED ceiling spotlights, central heating radiator, UPVC double glazed window to the front and a set of fitted wardrobes.



HALLWAY

Access to bedroom three, bathroom and dining room.

BEDROOM THREE

9'0" x 7'7" [max] x 6'10" [max] [2.75m x 2.33m [max] x 2.1m [max]]  
LED ceiling spotlights, UPVC double glazed window to the rear, central heating radiator and a set of fitted wardrobes.

BATHROOM/W.C.

6'11" x 5'5" [max] x 3'10" [min] [2.12m x 1.66m [max] x 1.18m [min]]  
UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., ceramic wash basin with mixer tap built in work surface, bath with mixer tap and overhead shower attachment and glass shower screen.

DINING ROOM

9'10" x 7'2" [3.02m x 2.19m]  
LED ceiling spotlights, set of fitted wardrobes, UPVC double glazed window to the rear and door leading to the living room.

LIVING ROOM

20'11" x 13'10" [max] x 11'3" [min] [6.39m x 4.22m [max] x 3.43m [min]]  
UPVC double glazed windows to the front and rear, doors leading to the porch, further hallway and double doored storage cupboard. Two central heating radiators, exposed beams to the ceiling and decorative fireplace with stone hearth, surround and mantle.

PORCH

32" x 4'4" [0.99m x 1.33m]  
UPVC double glazed door leading to the garden and surrounded by UPVC double glazed windows.

HALLWAY

LED ceiling spotlights and access to bedroom one and the bathroom.

BEDROOM ONE

9'8" x 13'3" [2.97m x 4.05m]  
Central heating radiator, LED ceiling spotlights, UPVC double glazed window to the front and fitted wardrobes.



BATHROOM/W.C.

7'0" x 9'8" [max] x 6'6" [min] [2.14m x 2.96m [max] x 2.0m [min]]  
UPVC double glazed frosted window to the rear, LED ceiling spotlights, chrome ladder style radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and storage below, corner bath with mixer tap and shower head attachment. Separate shower cubicle with overhead shower and glass shower screen.



OUTSIDE

To the front of the property there is an artificial lawn with pebbled borders and raised planted beds, enclosed by timber fencing. A stone and decked paved patio areas, perfect for outdoor dining and entertaining. Pebbled area with shed and parking, which also provides a right of access to the neighbouring properties on Chapel Row.



COUNCIL TAX BAND

The council tax band for this property is C.

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 Ossett 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.