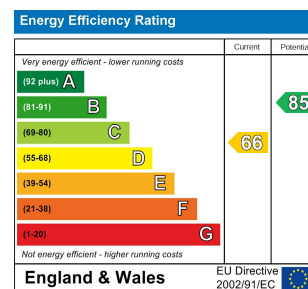




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**

Ground 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.



1 The Crescent, Netherton, Wakefield, WF4 4ND
For Sale Freehold Offers In The Region Of £190,000

Located in Netherton is this well presented two bedroom detached bungalow offered to the market with no chain and benefitting from rear driveway parking, garage and gardens to three sides.

The property briefly comprises of an entrance porch, living room, kitchen, two bedrooms and bathroom/w.c. Outside there are lawned gardens to the front, side and rear with a rear patio area and driveway parking for two vehicles and a detached garage.

The property is ideally located for all local shops and amenities. Whilst only being a short drive away from surrounding towns such as Ossett and Horbury.

This property has fantastic potential in a superb location and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

16'5" x 8'6"

UPVC side door into the porch. UPVC double glazed window panel, door leading to the living room.

LIVING ROOM

16'5" x 8'6" [5.01m x 2.60m]

UPVC double glazed windows to the front and side elevation, two central heating radiators and original fireplace. Doors leading through to the kitchen and inner hallway.



INNER HALLWAY

Access to two bedrooms and family bathroom.

KITCHEN

9'10" x 6'6" [3.01m x 2.00m]

UPVC double glazed window to the side elevation and door to the rear. Wall and base units with laminate work tops, central heating radiator, gas cooker, fridge/freezer and dishwasher. Spotlights to the ceiling.

BEDROOM ONE

11'3" x 10'0" [3.44m x 3.07m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side.



BEDROOM TWO

13'1" x 9'5" [4.00m x 2.88m]

UPVC double glazed window to the rear elevation, central heating radiator and built in storage unit to one side.



BATHROOM/W.C.

9'10" x 4'11" [3.01m x 1.52m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath, wash hand basin with hot/cold tap and w.c. Central heating radiator, partially tiled walls and built in storage cupboard with washer/dryer.



OUTSIDE

Situated on a corner plot there are lawned gardens to three sides. To the rear is a lawned garden with brick patio seating area with access to an outhouse. There is rear driveway parking with ample space for two cars and a detached garage with up and over door.



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.