



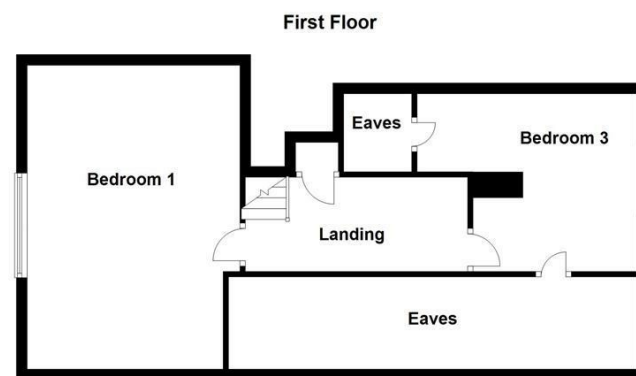
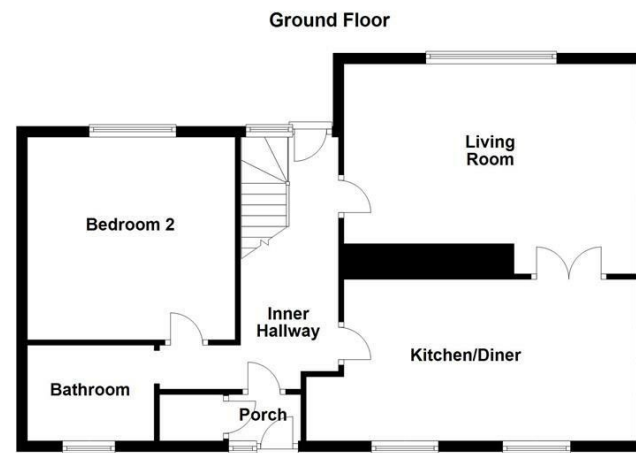
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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,

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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.



**55 Hollinbank Lane, Heckmondwike, WF16 9NQ**

**For Sale Freehold £210,000**

Situated in Heckmondwike is this three bedroom detached bungalow benefitting from ample reception space, ample off road parking and gardens to the front and rear.

The property briefly comprises of the entrance porch, inner hallway leading to the kitchen/diner, living room, bedroom and bathroom/w.c. To the first floor landing there is an array of storage and two further bedrooms. Outside, there are lawned garden with planted features to the front and rear with paved patio to the rear, ideal for outdoor entertaining. A tarmac driveway provides off road parking leading to the single detached garage.

The property is ideally located for all local shops and amenities with local bus routes running to and from Dewsbury and Batley. For those looking to travel further afield, the motorway network is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



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#### ACCOMMODATION

##### ENTRANCE PORCH

UPVC double glazed front entrance door and door through to the inner hallway and door to a store.

##### HALLWAY

Coving to the ceiling, picture rail, central heating radiator, stairs to the first floor landing, UPVC double glazed door to the rear garden, an opening to the bathroom and doors to the kitchen/diner, living room and bedroom two.

##### KITCHEN/DINER

20'2" x 9'7" [max] x 3'10" [min] [6.15m x 2.94m [max] x 1.19m [min]] Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for an under counter fridge and freezer. Integrated oven, four ring electric hob with extractor hood above and tiled splash back. The boiler is housed in here. UPVC double glazed windows to the front and side, set of double doors through to the living room and gas fireplace with stone surround and wooden mantle.



##### LIVING ROOM

17'10" x 12'9" [max] x 11'4" [min] [5.45m x 3.91m [max] x 3.47m [min]] UPVC double glazed floor to ceiling window to the rear with further window to the side, two central heating radiators, door through to the inner hallway and gas fireplace with marble hearth, surround and wooden mantle.



##### BEDROOM TWO

12'11" x 12'2" [3.94m x 3.72m] UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes.



##### BATHROOM/W.C.

5'10" x 7'9" [1.78m x 2.38m] Spotlights to the ceiling, central heating radiator, UPVC double glazed frosted window to the front, low flush w.c., pedestal wash basin, tiled bath with shower head attachment and glass shower screen.



##### FIRST FLOOR LANDING

Fitted storage cupboards with further store cupboard and doors to two bedrooms.

##### BEDROOM ONE

12'11" x 22'4" [max] x 10'11" [min] [3.95m x 6.83m [max] x 3.34m [min]] Exposed beams to the ceiling and UPVC double glazed window to the side.



##### BEDROOM THREE

10'10" x 11'10" [max] x 8'2" [min] [3.31m x 3.63m [max] x 2.51m [min]] UPVC double glazed window to the side, loft access and doors to two sides of the storage eaves.



##### OUTSIDE

To the front of the property is a lawned garden with planted features and mature trees with paved pathway and steps to the front door. There is a tarmac driveway providing off road parking leading to the single detached garage. To the rear is a tiered garden, mainly laid to lawn with planted features and a paved area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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 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.