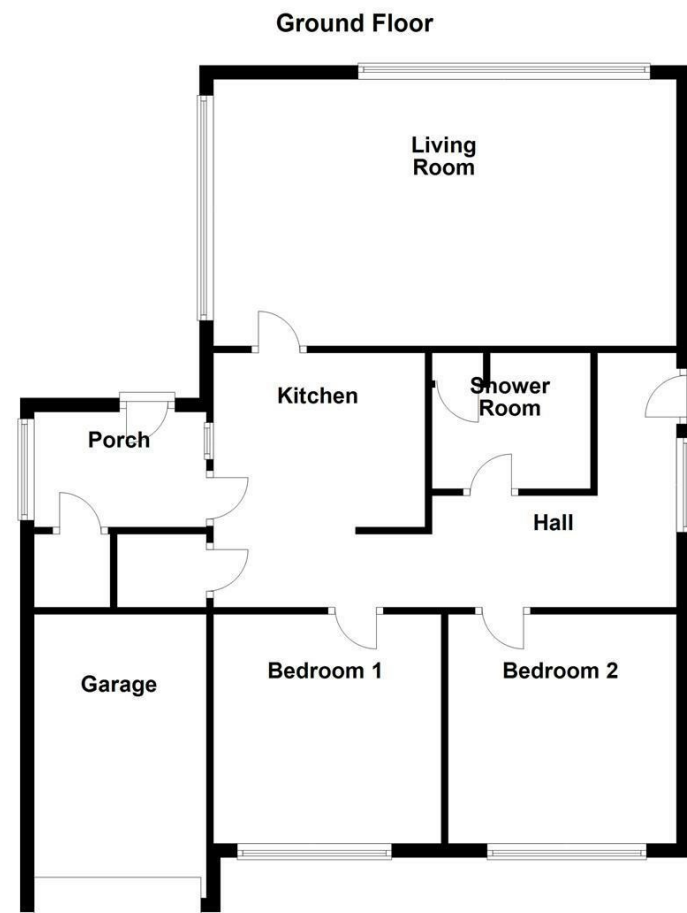




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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,  
 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.



**5 Chessington Drive, Flockton, Wakefield, WF4 4TJ**

**For Sale Freehold £245,000**

Situated in Flockton and occupying a fantastic plot is this well presented two bedroom detached bungalow benefiting from driveway parking, attached garage, side and rear gardens.

The accommodation briefly comprises entrance porch, living diner, kitchen, two bedrooms and shower room/w.c. Externally the property has flagged patio gardens to the side and rear, driveway parking and an attached garage.

Flockton is home to some fantastic far reaching views of surrounding countryside and local walks, it is also only a short distance away from all local shops and amenities.

Ready to move into, could make a fantastic home and a viewing is highly recommended.





#### ACCOMMODATION

##### SIDE PORCH

5'3" x 8'0" [1.62m x 2.46m]

UPVC entrance door. Built in storage unit, door to the kitchen.

##### KITCHEN

10'1" x 7'10" [3.09m x 2.39m]

Velux window. Fitted kitchen with wall and base wood units for storage with black laminate worktops, space for an electric cooker, plumbing for a washing machine, space for a fridge freezer, partial tiled splashback, sink and drainer unit, access to the hallway leading into two bedrooms and shower room/w.c. Access through to the living room.



#### LIVING ROOM

22'0" x 12'7" [6.72m x 3.84m]

UPVC double glazed window to the side and rear elevation, electric storage heater, feature brick fireplace with electric style fire, second electric storage heater.



#### BEDROOM ONE

11'0" x 7'6" [3.36m x 2.30m]

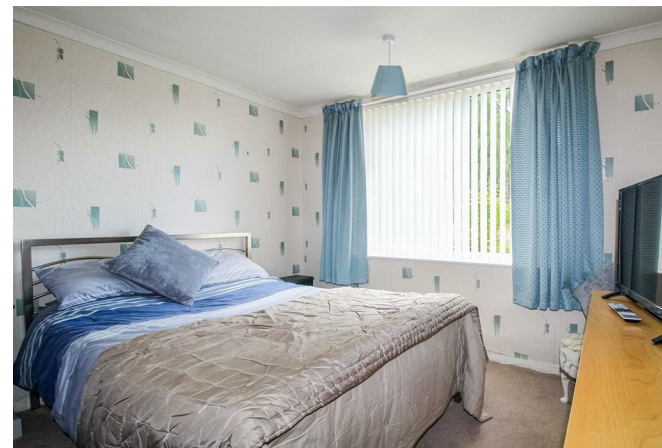
UPVC double glazed window to the front, fitted wardrobes.



#### BEDROOM TWO

11'0" x 10'9" [3.37m x 3.30m]

UPVC double glazed window to the front.



#### SHOWER ROOM/W.C.

7'5" x 6'6" [2.28m x 1.99m ]

Velux skylight window. Corner shower cubicle with gloss sliding doors and a wall mounted electric shower, vanity wash hand basin and w.c. Tiled walls.



#### OUTSIDE

To the rear of the property there is a flagged patio seating area leading to a further flagged corner patio with a pebbled lawn and fencing surrounding. Side access to the

front of the property where there is a pebbled border with gated entry. Driveway parking for one car, low maintenance pebble lawn with bush and shrubbery border. Storage garage with up and over door. Access to both sides with flagged walkway.



#### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

#### 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.

#### COUNCIL TAX BAND

The council tax band for this property is C

#### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.