



**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.



<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	



## 4 Steeple Avenue, Grange Moor, Wakefield, WF4 4TG

**For Sale Freehold £279,950**

Enjoying a cul de sac location sits this two bedroom detached true bungalow boasting gas central heating, UPVC double glazing and lawned gardens to both the front and the rear.

The property features an entrance hall providing access to the kitchen, living room, two bedrooms, and bathroom. Bedroom two leads to a conservatory with rear access. Outside, the front has a lawned garden with bordered edges. A tarmac shared driveway runs alongside the property, leading to the entrance door with entrance porch and a single detached garage with a manual up and over door. The rear garden includes a timber decked patio off the conservatory, steps down to a lawn with a water feature pond, planted borders, timber fencing and a second paved patio area to the side, ideal for outdoor dining and entertaining.

The property is situated in the town of Grange Moor and is ideally located for all local shops and amenities. There is many local bus routes to surrounding towns such as Horbury, Netherton and Emley.

This property would make an ideal purchase for a range of buyers and so an early viewing comes highly recommended to avoid any level of disappointment.





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed side entrance door. Partial laminate flooring, partial carpet, coving to the ceiling, loft access, central heating radiator, double doored cloakroom cupboard, storage cupboard. Doors to kitchen, living room, two bedrooms and the bathroom.

### KITCHEN

9'10" x 9'10" [3.02m x 3.01m]

UPVC double glazed window to the front. A range of wall and base units with laminate work surface over and tiled splashback above, stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob and cooker hood over. Plumbing and drainage for washing machine under counter, space for a freestanding large fridge freezer. Central heating radiator, laminate flooring.

### LIVING ROOM

11'10" x 15'9" [3.63m x 4.82m]

Two UPVC double glazed windows, one to the side and a bowed window to the front. Coving to the ceiling, ceiling rose, central heating radiator, electric fire on a marble halve and matching marble interior with wooden wooden decorative surround.



### BEDROOM ONE

9'6" x 13'9" [2.92m x 4.20m]

UPVC double glazed window to the rear. Coving to the ceiling, central heating radiator.



### BATHROOM

6'8" x 5'10" [2.05m x 1.78m]

UPVC double glazed frosted window to the side. Comprising of a three piece suite including a pedestal wash basin with two taps, low flush W.C., panel bath with mixer tap and separate mixer shower over with glass shower bi folding shower screen. Part tiled walls. Central heating radiator, extractor fan.



### BEDROOM TWO

6'11" x 12'2" [2.13m x 3.71m]

Coving to the ceiling, ceiling rose, timber door providing access to the conservatory with timber double glazed windows to the side looking into the conservatory. Central heating radiator.

### CONSERVATORY

5'6" x 9'2" [1.70m x 2.81m]

UPVC double glazed windows on all three sides and a set of UPVC double glazed sliding patio doors to the rear. Central heating radiator, wall mounted light.



### OUTSIDE

To the front of the property there is an attractive lawned front garden with shrubs bordering. The garden flows down the side of the left hand side of the property with the border continuing to a fenced area. To the opposite side on the right of the property there is a shared tarmacadam driveway providing ample off road parking for several vehicles. There is a recess porch to the side entrance door and a timber gate providing access into the rear garden at the back with a timber, single detached garage with a manual up and over door, furthering the off road parking. Within the rear garden there is timber decked patio area outside of the conservatory patio doors with steps down to the lawned garden with a built in water feature pond, planted borders, timber surround fences and a second paved patio to the side of it, perfect for outdoor dining and entertaining purposes.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.

### EPC RATING

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

### VIEWINGS

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