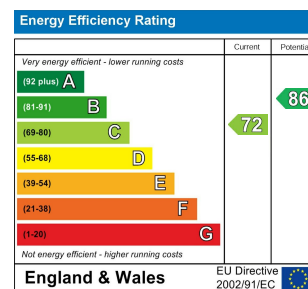
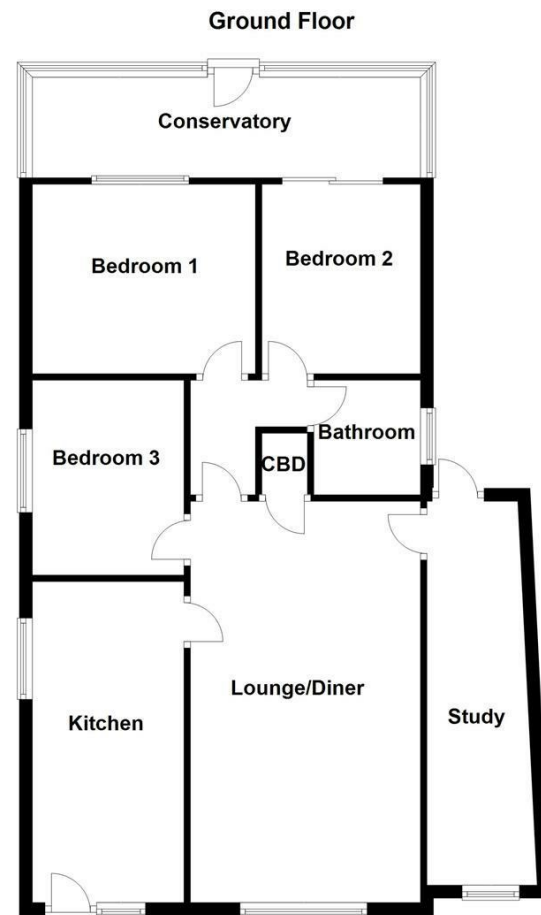




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**

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.



**2 Bodmin Drive, Normanton, WF6 2RU**

**For Sale Freehold £245,000**

Situated on Bodmin Drive is this well proportioned three bedroom detached bungalow having being fully refurbished by the current owner and benefiting from solid oak doors throughout, modern fitted kitchen and bathroom, spacious study, off road parking and low maintenance gardens.

The property briefly comprises of the modern fitted kitchen, lounge/diner, bedroom three, study and inner hallway which leads to two further bedrooms, modern three piece suite bathroom/w.c. and conservatory. Outside to the front is a paved and tarmacadam driveway providing off road parking with planted beds to the side. The rear garden is low maintenance incorporating a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

The property is well placed for local amenities including shops and schools, with Haw Hill Park only a short walk away and there is easy access to the M62 motorway network with local bus routes nearby.

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

### KITCHEN

16'2" x 7'8" [4.95m x 2.34m]

Range of modern wall and base units with granite work surface over, inset stainless steel sink and drainer with mixer tap, four ring gas hob with partial tiled splash back and stainless steel extractor hood above. Integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. Composite front entrance door, UPVC double glazed windows to the front and side, spotlights to the ceiling, coving to the ceiling and central heating radiator. The Ideal combi boiler is housed in here. Door to the lounge/diner.

### LOUNGE/DINER

11'7" x 20'2" [3.55m x 6.17m]

Doors to the study, storage cupboard, inner hallway and bedroom three. Two central heating radiators and UPVC double glazed window to the front.



### STUDY

19'5" x 5'6" [max] x 4'6" [min] [5.92m x 1.69m [max] x 1.39m [min]]

UPVC double glazed frosted window to the front and frosted door to the rear garden. Central heating radiator.



### BEDROOM THREE

8'6" x 10'5" [max] x 9'11" [min] [2.61m x 3.2m [max] x 3.03m [min]]

UPVC double glazed window to the side and central heating radiator.



### HALLWAY

Loft access and doors to two bedrooms and the bathroom.

### BEDROOM ONE

9'8" x 11'5" [2.96m x 3.5m]

Central heating radiator and UPVC double glazed window to the conservatory.



### BEDROOM TWO

9'5" x 8'9" [2.89m x 2.68m]

Set of UPVC double glazed sliding doors to the conservatory and central heating radiator.



### BATHROOM/W.C.

5'4" x 6'9" [1.64m x 2.07m]

UPVC double glazed frosted window to the side, extractor fan, spotlights to the ceiling, chrome ladder style radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and P-shaped bath with mixer tap and overhead shower attachment.



### CONSERVATORY

51' x 19'10" [1.55m x 6.07m]

Surrounded by UPVC double glazed windows with door leading to the rear garden, central heating radiator and UPVC double glazed window looking through to bedroom one.



### OUTSIDE

To the front of the property there is a paved and tarmac driveway providing off road parking with planted beds to the side. To the rear there is a low maintenance rear garden mainly a paved patio area, perfect for outdoor dining and entertaining with planted and wood chip border and mature tree, fully enclosed by walls and timber fencing.



### 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.

### VIEWINGS

To view please contact our Normanton 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.