Richard Kendall
Estate Agent

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39 Pippins Green Avenue, Kirkhamgate, Wakefield, WF2 0RX

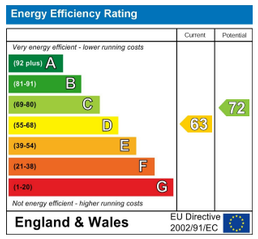
For Sale Freehold Offers In The Region Of £225,000

A superb opportunity to purchase this two bedroom semi detached bungalow, ideally situated in the sought after area of Kirkhamgate. The property enjoys an open aspect to the rear, overlooking attractive fields, and ample off road parking.

The property briefly comprises of entry into an entrance porch into the entrance hall with access into the kitchen, lounge/diner, two bedrooms and the bathroom. An added benefit is the bright and spacious sunroom, which provides pleasant views across the landscaped rear garden and is accessed through bedroom one. Externally, the property boasts a low maintenance pebble fronted garden and ample off road parking via a block paved driveway to the side, accommodating several vehicles and leading to a single detached garage with a manual up and over door. The enclosed rear garden features two paved patio areas, planted borders, and lawned areas, fully enclosed by panel fencing and enjoying superb open views across the fields beyond.

The property is within walking distance of local amenities and schools, with regular bus routes providing convenient access to Wakefield and Dewsbury. The M1 and M62 motorway networks are only a short drive away, making this an ideal location for commuters.

Early viewing is highly recommended to fully appreciate the quality and setting of this delightful home.



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.

ACCOMMODATION

ENTRANCE PORCH
Composite side entrance door into the porch. Timber door into the entrance hall.

ENTRANCE HALL
Wood clad walls with wooden clad ceiling, central heating radiator, loft access. Sliding door into the kitchen, doors to the lounge/diner, two bedrooms and the bathroom.

KITCHEN
9'7" x 9'4" (2.94m x 2.87m)
'L' shaped UPVC double glazed window to the front, coving to the ceiling. A range of wall and base units with laminate work surfaces over and tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a oven and grill with stainless steel splashback and cooker hood over, space for a fridge freezer.

LOUNGE/DINER
11'5" x 16'11" (3.49m x 5.17m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, electric fire with marble hearth and matching interior with decorative marble surround.

BEDROOM ONE
8'7" x 12'8" (2.63m x 3.87m)
UPVC double glazed window to the sunroom, aluminium sliding doors to the sunroom, central heating radiator, fitted wardrobes with mirrored sliding doors.

SUNROOM
8'6" x 11'1" (2.61m x 3.40m)
Four UPVC double glazed windows to the sides and rear, central heating radiator, wood timber clad walls, exposed beams.

BEDROOM TWO
9'7" x 9'10" (2.94m x 3.0m)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding doors. This room is currently used as a dining room.

BATHROOM
5'6" x 5'11" (1.68m x 1.82m)
Frosted UPVC double glazed window to the side, chrome heated towel rail, part tiled walls. A three piece suite with a panelled bath and mixer tap, electric shower over, pedestal wash basin with mixer tap, low flush W.C..

OUTSIDE
To the front of the property, there is a low maintenance pebbled front garden with a block paved driveway providing ample off road parking, leading down the side of the property where there is a single attached garage with manual up and over door. A cast iron gate provides access into the enclosed rear garden. The rear garden has a tiled paved patio area and an attractive lawned garden with planted borders, overlooking the open aspect field behind the property. Timber panel fencing to both boundaries makes the garden completely enclosed.

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 Wakefield office and they will be pleased to arrange a suitable appointment.