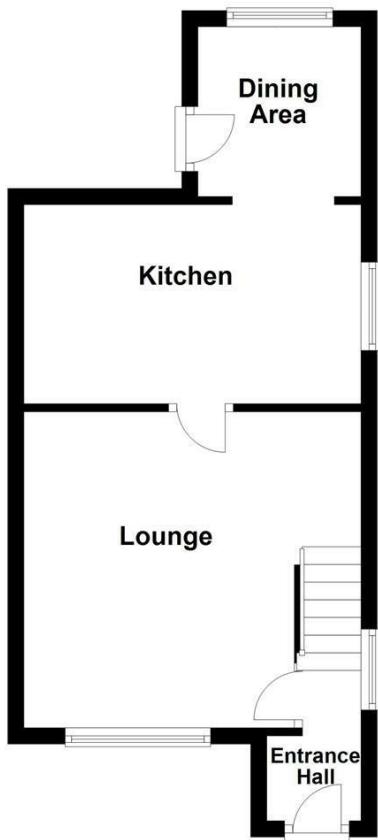
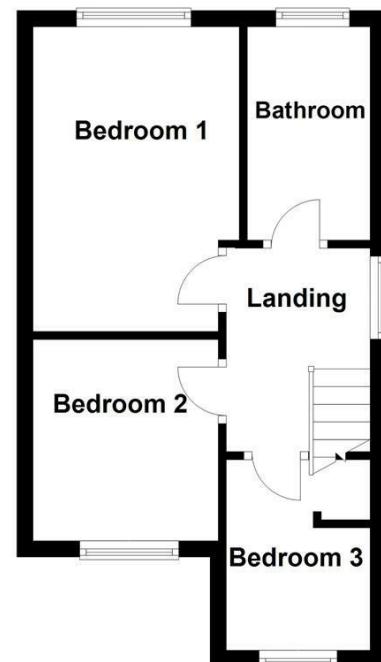


**Ground Floor****First Floor****IMPORTANT NOTE TO PURCHASERS**

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**

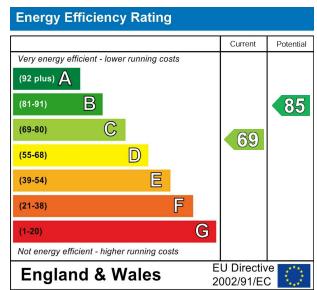
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
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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.



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## 50 Rockwood Crescent, Calder Grove, Wakefield, WF4 3DZ

**For Sale Freehold £215,000**

This well-presented three bedroom semi-detached home is situated in a popular residential cul-de-sac. The property has been maintained to an excellent standard throughout and offers a ready-to-move-into home, ideal for first-time buyers and families alike.

The accommodation is arranged over two floors and, on the ground floor, comprises an entrance hall, a light and airy lounge, and an extended dining kitchen. To the first floor, there are three well-proportioned bedrooms and a modern house bathroom. Outside, to the front of the property there is a lawned garden and off road parking leading down the side

Located in a sought-after village setting, the property benefits from easy access to the M1 motorway network and is just a short drive from Wakefield city centre, which offers a wide range of shops, restaurants, and amenities.

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## ACCOMMODATION

### ENTRANCE HALL

Composite double glazed entrance door with UPVC double frosted glass window to the side, stairs to the first floor landing, door into the lounge.

### LOUNGE

13'8" [max] x 13'0" [max] [4.17m [max] x 3.98m [max]]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, door into the kitchen/dining room.



### KITCHEN/DINING ROOM

15'0" [max] x 13'7" [max] [4.58m [max] x 4.16m [max]]  
UPVC double glazed windows to the side and rear, UPVC



### FIRST FLOOR LANDING

UPVC double glazed window, central heating radiator, loft access. Doors to three bedrooms and the house bathroom.

### BEDROOM ONE

8'1" x 13'1" [2.48m x 4.0m]  
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



### BEDROOM TWO

7'8" x 8'3" [2.34m x 2.53m]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



### BEDROOM THREE

5'10" [max] x 8'10" [max] [1.79m [max] x 2.71m [max]]  
UPVC double glazed window to the front, central heating radiator, storage cupboard over the bulkhead.



### HOUSE BATHROOM

11'4" x 5'2" [3.47m x 1.60m]  
Frosted UPVC double glazed window to the rear, chrome heated towel rail, extractor fan, tiled floor, spotlights to the

ceiling. Fitted with a three piece suite comprising of a panelled bath with mains shower and glass screen door, pedestal wash hand basin, low flush W.C..



### OUTSIDE

To the front of the property there is a lawned garden with a paved driveway providing off street parking. To the rear there is an enclosed garden with paved patio seating area, lawn, gravel borders, and fenced boundaries.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.

### 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.