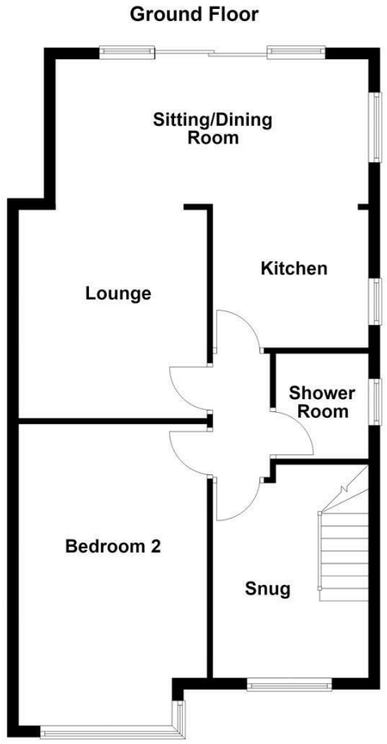
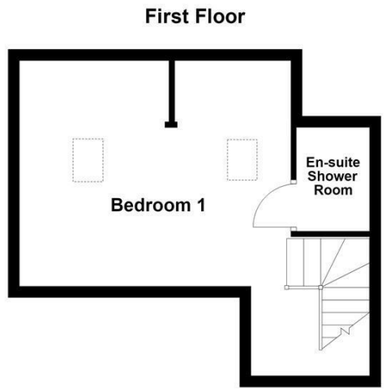




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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



33 Maltkiln Drive, Bretton, Wakefield, WF4 4LD

For Sale Freehold £270,000

Nestled within a cul-de-sac position in the sought after village of Bretton is this superbly presented two bedroom semi detached bungalow, offering well proportioned and versatile accommodation together with generous off road parking, a detached garage and an attractive tiered rear garden. The property benefits from oil fired central heating.

The accommodation is accessed from the rear through the spacious sitting and dining room, which provides access into both the lounge and the modern fitted kitchen. An inner hallway then leads to bedroom two, the contemporary shower room and a versatile snug, with the snug providing staircase access to the first floor. To the first floor is the principal bedroom, featuring exposed beams and useful storage together with its own en suite shower room. Externally, the property benefits from generous off road parking to the front and side, leading to a detached garage with power and lighting. A separate utility area provides further practical storage and laundry facilities. To the rear is an attractive tiered garden with mature planting, garden storage and a stone paved patio area, ideal for outdoor dining and entertaining.

Bretton is an appealing location for buyers looking for a village setting, with countryside walks and local amenities within easy reach. Further facilities can be found in nearby Wakefield, Ossett and Dewsbury. Regular bus services operate nearby, while Wakefield provides wider rail connections and the M1 motorway network is within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this beautifully presented home has to offer. An early viewing is highly recommended.



ACCOMMODATION

SITTING/DINING ROOM
18'2" x 7'7" (5.55m x 2.32m)
Accessed from the rear of the property through anthracite UPVC double glazed sliding doors. UPVC double glazed window overlooking the side elevation, central heating radiator, tiled flooring and inset spotlights to the ceiling. Openings provide access into both the lounge and kitchen.



LOUNGE
12'0" x 10'11" (3.66m x 3.33m)
Central heating radiator. Door providing access into the inner hallway.



KITCHEN
9'6" x 8'8" (2.90m x 2.65m)
UPVC double glazed window overlooking the side elevation, column style central heating radiator and inset spotlights to the ceiling. Fitted with a modern range of Shaker style wall and base units with timber work surfaces over. Composite sink and drainer with mixer tap, boiling water tap and tiled splashbacks. Four ring induction hob with extractor hood above, integrated oven and microwave, integrated dishwasher and integrated fridge freezer. Door providing access into the inner hallway

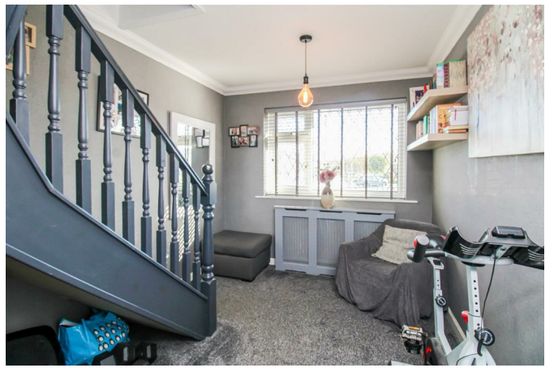
INNER HALLWAY
7'1" x 2'7" (2.16m x 0.80m)
Coving to the ceiling and central heating radiator. Doors provide access to the kitchen, lounge, bedroom two, snug and shower room.

SHOWER ROOM
6'0" x 5'4" (1.85m x 1.65m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a modern suite comprising low flush W.C., ceramic wash basin with mixer tap set within vanity storage and shower enclosure with electric shower and glazed shower screen. Fully tiled walls, chrome ladder style heated towel radiator and extractor fan.

BEDROOM TWO
17'0" x 10'10" (5.20m x 3.32m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling.



SNUG
11'9" x 10'10" (3.60m x 3.32m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling. Staircase providing access to bedroom one.



BEDROOM ONE
15'3" x 13'9" (4.66m x 4.21m)
Two roof windows, inset spotlights and exposed timber beams. Useful fitted storage. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
5'6" x 4'1" (1.70m x 1.25m)
Fitted with a suite comprising low flush W.C., wash basin with mixer tap set within vanity storage and shower enclosure with electric shower and glazed shower screen. Partial wall tiling, inset spotlights and extractor fan.



OUTSIDE
To the front is generous off road parking in the form of a tarmacadam and pebbled driveway providing parking for several vehicles. The driveway continues down the side of the property towards the detached garage. The rear garden is tiered and incorporates a variety of mature planted features together with space for garden storage. A stone paved patio area provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed, making it suitable for both children and pets.



DETACHED GARAGE
Single detached garage with up and over door, power and lighting. A separate utility area provides power, lighting and space and plumbing for a washing machine and tumble dryer, together with additional freezer storage.

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.

VIEWINGS
To view please contact our Ossett 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.