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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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 11 The Mount, Wakefield, WF2 8QW

### For Sale Freehold Offers Over £375,000

Situated on The Mount is this deceptively spacious three bedroom detached true bungalow, offering well proportioned accommodation throughout, generous reception space, mature gardens and ample off road parking with a double garage. The property is offered to the market with no onward chain.

The accommodation is approached via an entrance porch leading into a central hallway, which provides access to the kitchen, dining room, living room and a shower room. The kitchen leads through to a side porch with access to the rear garden, while the dining room connects to the living room, which in turn opens into a conservatory overlooking the rear. An inner hallway provides access to the loft, three double bedrooms and the house bathroom, with the principal bedroom benefitting from an en suite WC. Externally, the front garden is well established with a variety of mature trees, shrubs and planted borders, complemented by pebbled and paved features, and enclosed by hedging and stone walling. A tarmac driveway provides off road parking and continues down the side of the property to a detached double garage with up and over door. To the rear, double iron gates open into a private and mature garden, incorporating lawned areas, paved patio seating areas and well stocked borders. The garden is fully enclosed and benefits from a wooded backdrop, offering a high degree of privacy.

The property is ideally located for a range of local amenities including shops and schools, with a wider selection available in Wakefield city centre. Transport links are excellent, with local bus routes nearby, two train stations in Wakefield providing links to Leeds, Manchester and London, and the M1 motorway only a short drive away for those commuting further afield.

Offering excellent potential and spacious single level living, only a full internal inspection will fully appreciate all that this home has to offer. An early viewing is highly recommended.



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**ACCOMMODATION**

**ENTRANCE PORCH**

55' x 6'0" (1.66m x 1.85m)  
Frosted UPVC double glazed door leading in, UPVC double glazed window to the front and a frosted timber framed door through to the inner hallway. Exposed brickwork to one wall.

**INNER HALLWAY**

15'5" x 6'6" (4.70m x 2.00m)  
Central heating radiator, coving to the ceiling and doors leading to the kitchen, dining room, living room, shower room and accommodation hallway.



**KITCHEN**

10'5" x 10'10" (3.18m x 3.32m)  
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, frosted sliding door into the dining room and frosted UPVC door to the side porch. Fitted with a range of wall and base units with laminate work surface over, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback and space for an electric cooker, dishwasher and fridge freezer.

**SIDE PORCH**

3'3" x 8'5" (1.00m x 2.58m)  
Surrounded by frosted UPVC double glazed windows with a frosted UPVC door leading out to the rear.

**DINING ROOM**

10'1" x 10'10" (3.08m x 3.32m)  
UPVC double glazed window to the side, coving to the ceiling, central heating radiator and frosted timber framed double doors into the living room.

**LIVING ROOM**

12'10" x 17'11" (3.92m x 5.47m)  
UPVC double glazed window to the side, sliding doors through to the conservatory, two central heating radiators, coving to the ceiling and an electric fireplace with marble hearth and ornate mantle.



**CONSERVATORY**

Surrounded by UPVC double glazed windows with a UPVC door leading out to the rear garden.



**HALLWAY**

11'10" x 6'8" (3.63m x 2.04m)  
Loft access, fitted storage cupboard with sliding doors, central heating radiator, coving to the ceiling and doors leading to three bedrooms and the bathroom.

**BEDROOM ONE**

11'10" (max) x 10'10" (min) x 10'3" (3.63m (max) x 3.32m (min) x 3.13m)  
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling, access to storage cupboard, en suite W.C. and a range of fitted wardrobes and storage units.



**EN SUITE W.C.**

2'2" x 4'5" (0.68m x 1.37m)  
Extractor fan, spotlights to the ceiling, low flush W.C. and wall mounted wash basin with mixer tap.

**BEDROOM TWO**

13'5" x 10'10" (4.10m x 3.32m)  
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and a range of fitted wardrobes, storage units and vanity unit with wash basin.



**BEDROOM THREE**

10'0" x 9'10" (3.06m x 3.01m)  
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes.

**BATHROOM/W.C.**

8'4" (max) x 6'8" (min) x 4'1" (2.55m (max) x 2.05m (min) x 1.27m)  
Frosted UPVC double glazed window to the front, central heating radiator, low flush W.C., pedestal wash basin and corner bath with mixer tap and shower attachment. Fully tiled.



**SHOWER ROOM/W.C.**

8'2" (max) x 5'1" (min) x 2'7" (2.50m (max) x 1.57m (min) x 0.80m)  
Frosted UPVC double glazed window to the front, central heating radiator, low flush W.C., wall mounted wash basin with mixer tap and shower cubicle with electric shower and glass screen. Fully tiled.

**OUTSIDE**

To the front, the garden is mature with shrubs, trees and flowers, along with pebbled beds and paved features. A hedge and stone wall boundary surrounds the garden, with a tarmac driveway providing access to the front and continuing down the side to the rear. To the rear, there is a detached double garage with up and over door. The garden is mature with planted beds, shrubs and trees, along with lawned sections and paved steps. A paved patio area provides space for outdoor dining and entertaining. The garden is fully enclosed by timber and iron fencing, offering a good degree of privacy with a wooded area beyond.



**COUNCIL TAX BAND**

The council tax band for this property is E.

**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 Wakefield 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.