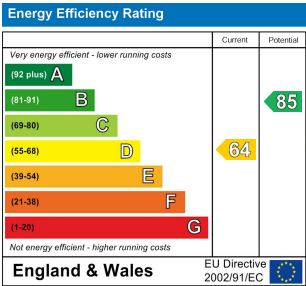


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



6, Pinfold Close, Flockton, Wakefield, WF4 4DQ

For Sale Freehold £159,995

Nestled within a pleasant cul-de-sac in the popular village of Flockton is this well presented two bedroom semi detached bungalow. Offering well proportioned accommodation throughout, generous reception space, a modern fitted bathroom, and gardens to both the front and rear, this property is an opportunity not to be missed.

The accommodation briefly comprises an entrance hall with fitted storage cupboards and doors leading to the living room, bathroom, bedroom one, and bedroom two/occasional room, which also provides access to the loft. The living room enjoys access to the rear garden and leads through to the fitted kitchen. Externally, to the front of the property is a paved patio area, ideal for outdoor dining, along with a low wall surround and a bin storage area. To the rear is a lawned garden with a pathway leading to a rear gate, fully enclosed by timber fencing. Beyond the rear garden is a communal area.

Flockton is an ideal location for a range of buyers, particularly first time buyers and downsizers. The village benefits from a selection of local shops, schools, and public houses within walking distance, with a wider range of amenities available in nearby towns such as Wakefield and Dewsbury. Transport links are excellent, with local bus routes, train stations in both Wakefield and Dewsbury providing access to major cities, and the M1 motorway only a short distance away for those commuting further afield.

A full internal inspection is essential to fully appreciate the accommodation and setting on offer. Early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE PORCH

A composite front entrance door opens into the porch, with a further timber framed door incorporating a glazed panel leading through to the entrance hall.

ENTRANCE HALL

9'4" x 4'11" [2.85m x 1.52m]

A range of useful built-in storage cupboards, a central heating radiator, and doors providing access to two bedrooms, the bathroom, and the living room.

BATHROOM/W.C.

5'2" x 6'6" [1.58m x 2.00m]

Fitted with a modern suite comprising a concealed cistern w.c., a wash hand basin set within a vanity storage unit with mixer tap, and a panelled bath with mixer tap, overhead shower, and additional shower attachment. Full tiling, matte black fittings throughout, a heated towel rail and a front facing UPVC double glazed window.



BEDROOM ONE

11'5" x 11'11" [3.50m x 3.65m]

A double bedroom with a rear facing UPVC double glazed window and central heating radiator.



BEDROOM TWO

6'7" x 6'3" [2.02m x 1.91m]

Featuring loft access and suitable for a variety of uses.



LIVING ROOM

14'7" x 10'5" [4.47m x 3.20m]

With a wide opening leading into the kitchen, a rear facing UPVC double glazed window, a UPVC double glazed door opening onto the rear garden, and a central heating radiator.



KITCHEN

8'8" x 9'0" [2.65m x 2.75m]

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, and space and plumbing for a washing machine, gas cooker, and fridge freezer. A front facing UPVC double glazed window and a central heating radiator.

OUTSIDE

To the front of the property is a paved patio area, ideal for outdoor dining and entertaining, with low-level boundary walls and a designated bin storage area. To the rear is a mainly lawned garden incorporating a paved pathway leading to a timber gate. The garden is enclosed by timber fencing. Beyond this is an additional area owned and classed as communal space.



COUNCIL TAX BAND

The council tax band for this property is A.

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 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.