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6 Oakwood Gardens, Calder Grove, Wakefield, WF4 3DY

For Sale Freehold £285,000

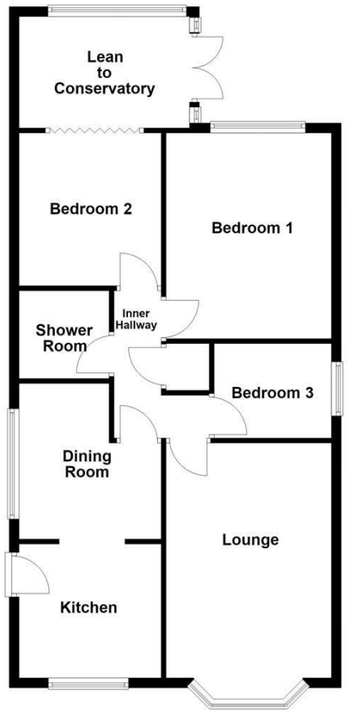
Occupying a corner plot position within this select cul de sac is this spacious and well maintained three bedroom detached bungalow, offering further potential to extend or develop, subject to the necessary consents.

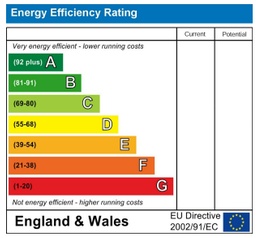
Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises a fitted kitchen, dining room, inner hallway, lounge, three bedrooms, shower room and lean-to conservatory. Externally, the property benefits from lawned gardens extending to both sides and the rear, together with a flagged patio area and good rear privacy. A resin driveway provides ample off street parking and leads to a larger than average brick-built garage.

The property is well placed for local amenities including shops and schools, with regular bus services nearby. Asda, Pugneys Country Park and Newmillerdam are also within easy reach, together with convenient access to the motorway network.

Offered for sale with no onward chain and vacant possession. An early viewing is highly recommended.

Ground 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,
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

KITCHEN
9'4" x 8'10" (2.86m x 2.70m)
UPVC stable style entrance door leading into the kitchen. Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink and drainer with mixer taps. Integrated oven and grill, four ring gas hob with extractor hood above and space for a microwave. Space for a fridge. Drawers to the base units, display cabinets to the wall units and tiled splashbacks. Tile effect flooring and UPVC double glazed window overlooking the front elevation. Square archway opening into the dining room.

DINING ROOM
10'6" x 8'11" (3.22m x 2.72m)
Tile effect flooring, central heating radiator, coving to the ceiling and inset spotlights. UPVC double glazed window overlooking the side elevation. Door leading into the inner hallway.



INNER HALLWAY
Loft access. Doors provide access to three bedrooms, the shower room and lounge. Further door to an airing cupboard housing the boiler.

LOUNGE
16'11" x 10'11" (5.16m x 3.35m)
UPVC double glazed walk-in bay window overlooking the front elevation. Coving to the ceiling and central heating radiator. Inset gas fire with attractive surround.



BEDROOM THREE
8'0" x 6'2" (2.45m x 1.89m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted wardrobes to one wall. Central heating radiator.

SHOWER ROOM
5'10" x 5'10" (1.80m x 1.79m)
Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within vanity storage and corner shower enclosure with electric shower. Part tiled walls, chrome ladder style heated towel radiator and inset spotlights. Frosted UPVC double glazed window overlooking the side elevation.



BEDROOM ONE
14'0" x 10'11" (4.28m x 3.34m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator. Range of fitted wardrobes to two walls incorporating dressing table area and bedside units.



BEDROOM TWO
10'11" x 8'11" (3.34m x 2.73m)
Central heating radiator. Fitted wardrobe to one wall. Folding doors opening into the lean-to conservatory.



LEAN-TO CONSERVATORY
11'4" x 7'4" (3.47m x 2.26m)
UPVC double glazed windows overlooking the rear and side elevations. French doors opening to the side. Tile effect flooring.



GARAGE
17'7" x 14'8" (5.36m x 4.48m)
Larger than average brick-built garage with up and over door. UPVC entrance door. Windows overlooking the rear and side elevations.

OUTSIDE
A resin driveway provides ample off street parking and leads to the garage. Timber framed covered veranda positioned outside the kitchen entrance. Lawned garden areas extend to both sides and the rear of the property. Flagged patio area providing space for outdoor seating and entertaining. The rear garden enjoys a good degree of privacy.



COUNCIL TAX BAND
The council tax band for this property is C.

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 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.