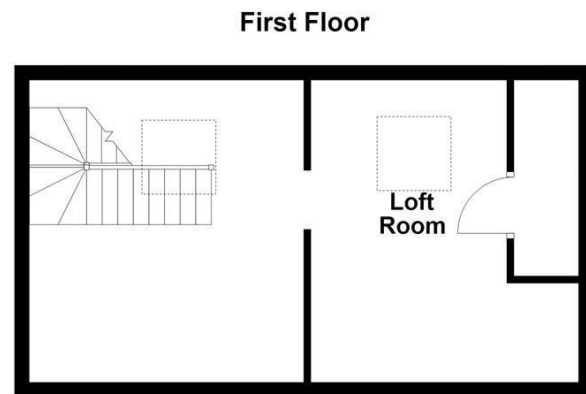


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 11 Churchfields, Ryhill, Wakefield, WF4 2DD

### For Sale Freehold £115,000

A deceptively spacious end terrace bungalow offering versatile accommodation, featuring a generous ground floor double bedroom together with two useful loft rooms. Benefitting from gas central heating and UPVC double glazing throughout, this attractive home is ideally suited to a range of buyers.

The accommodation is approached via a welcoming living room, centred around an attractive feature fireplace incorporating a cast iron wood burning stove. The living room flows through to an inner hallway, which opens into a well proportioned kitchen fitted with a range of wooden fronted units and enjoying views over the rear garden. The spacious double bedroom is positioned to the front of the property, whilst the bathroom is fitted with a four piece suite. An inner hallway also provides access to a staircase leading to two versatile loft rooms, offering excellent additional space for a variety of uses, subject to any necessary regulations. Externally, the property enjoys an attractive front garden with a lawn and paved seating area, creating an ideal spot to relax outdoors. To the rear is a further low maintenance paved garden together with substantial storage sheds, providing excellent practical storage.

Situated within a popular residential location, the property is conveniently positioned close to a range of local shops, well regarded schools and recreational facilities. A wider selection of amenities can be found in nearby Wakefield city centre, which also benefits from mainline railway stations and excellent access to the national motorway network, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate the deceptively spacious accommodation this charming bungalow has to offer.



## ACCOMMODATION

### LIVING ROOM

12'5" x 12'1" [3.80m x 3.70m]

The front entrance door leads into the living room, which has a window overlooking the front elevation, a central heating radiator and a feature fireplace housing a cast iron wood burning stove.



### INNER HALLWAY

A double central heating radiator and opens through to the adjoining kitchen.

### KITCHEN

12'1" x 8'6" [3.70m x 2.60m]

Fitted with a range of wooden fronted wall and base units

with laminate work surfaces over, incorporating an acrylic sink unit. There is an inset ceramic hob, built-in double oven, space for a fridge and a built-in larder-style cupboard. A rear porch provides access to the back door. A window overlooks the rear elevation.



### BEDROOM

12'5" x 12'1" [3.80m x 3.70m]

A well proportioned bedroom with a window overlooking the front elevation and a central heating radiator.



### INNER HALLWAY

Space and plumbing for a washing machine, together with a temporary staircase providing access to the first floor.

### BATHROOM/W.C.

8'6" x 6'6" [2.6m x 2.0m]

Part tiled walls and fitted with a four piece suite comprising panelled bath, separate shower cubicle, washbasin and low suite W.C. Frosted window to the rear.



### LOFT ROOM ONE

46'3" x 12'1" [14.10m x 3.70m]

A spacious loft room with a Velux-style roof light set within the sloping ceiling and a central heating radiator.



### LOFT ROOM TWO

13'1" x 8'10" [4.00m x 2.70m]

A further loft room with a central heating radiator, Velux-style roof light and access to the eaves storage space. A built-in cupboard houses the gas-fired central heating boiler.



### OUTSIDE

To the front of the property is a garden with a lawned area and paved patio seating area. To the rear of the bungalow is a further paved patio area leading to two substantial storage sheds.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.