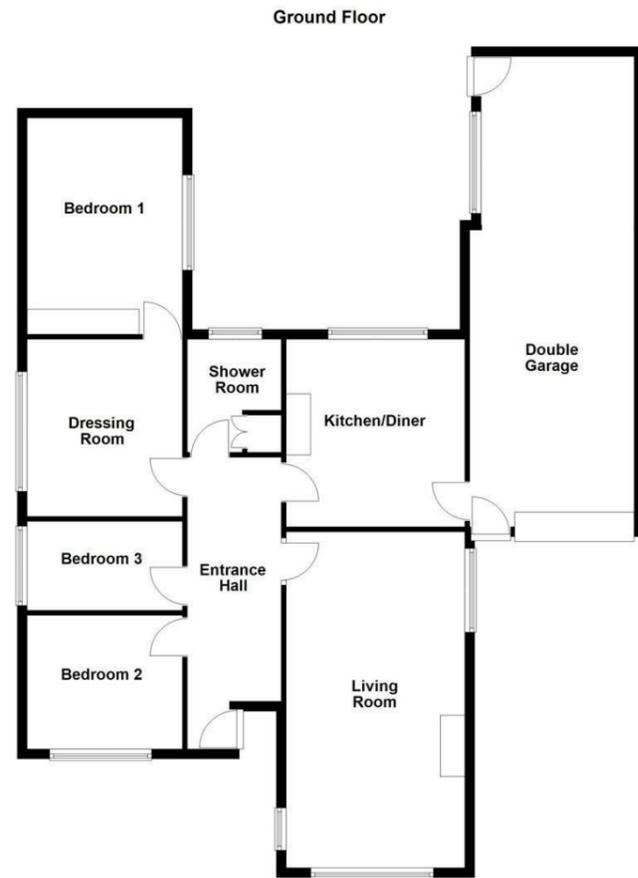




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.



**43 Hesketh Lane, Tingley, Wakefield, WF3 1AS**

**For Sale Freehold £400,000**

A fantastic opportunity to acquire this spacious three bedroom detached true bungalow, which offers excellent flexibility and scope to create a four bedroom layout by utilising the dressing room adjoining bedroom one, subject to the necessary building regulations and planning permissions.

The property is accessed via a generous entrance hall, from which two bedrooms are located to the front. A large dressing room leads through to the principal bedroom, which benefits from fitted built wardrobes. There is also a modern three piece house shower room, a spacious kitchen/dining room fitted with a range of integrated appliances, and a large living room featuring a fireplace and wall mounted lighting, creating a welcoming main reception space. The kitchen also provides internal access to the integral tandem garage, offering ample parking, storage space, and further potential uses. Externally, the property benefits from a tandem tarmac driveway providing off road parking for several vehicles and leading to the garage. The attractive front garden is mainly laid to lawn and arranged in sections with planted borders to all sides. A paved pathway runs down the side of the property, leading to a further lawned side garden which continues through to the enclosed rear garden. The rear garden is also mainly lawned, bordered by mature shrubs and fencing, and includes access back into the garage, providing a pleasant and private outdoor space.

The property is within walking distance of local amenities and well regarded schools, with main bus routes providing convenient access to Wakefield city centre as well as Leeds and Dewsbury. Both the M1 and M62 motorway networks are only a short drive away, making the property ideal for those needing to commute further afield.

Only a full internal inspection will truly reveal all that this quality home has to offer, and an early viewing is highly recommended to avoid disappointment.



#### ACCOMMODATION

##### ENTRANCE HALL

A composite front entrance door with two UPVC double glazed frosted windows to the front aspect, coving to the ceiling, loft access, and an electric radiator. Doors provide access to the living room, kitchen, two bedrooms, dressing room, and the house shower room.

##### SHOWER ROOM/W.C.

8'2" (max) x 5'2" (min) x 6'2" (2.49m (max) x 1.59m (min) x 1.89m) Comprising a three piece suite including pedestal wash hand basin with twin taps, low flush w.c., and walk-in shower cubicle with glass shower screen and electric shower. Fully tiled walls, laminate flooring, extractor fan, wall mounted electric heater, frosted UPVC double-glazed window to the rear aspect, and double door storage cupboard housing the hot water tank.



##### BEDROOM THREE

10'5" x 6'0" (3.19m x 1.83m)

An electric radiator and a UPVC double glazed window overlooking the side aspect.



##### BEDROOM TWO

10'5" x 9'0" (3.18m x 2.75m)

UPVC double glazed window overlooking the front aspect and electric radiator.



##### DRESSING ROOM

10'5" x 11'11" (3.20m x 3.64m)

Coving to the ceiling, electric radiator, and UPVC double glazed window to the side aspect, with a door providing access into bedroom one.



##### BEDROOM ONE

14'5" x 10'5" (4.41m x 3.18m)

Three wall lights, UPVC double glazed window overlooking the rear garden, electric radiator, and two double built-in wardrobes with storage cupboards above.



##### KITCHEN

12'0" x 12'5" (3.67m x 3.80m)

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, UPVC double glazed window overlooking the rear garden, laminate flooring, electric radiator, space for a freestanding fridge freezer, integrated oven and grill with separate four ring ceramic hob and extractor hood above, integrated slimline dishwasher, and integrated washing machine. A timber stable door provides access into the integral garage.

##### LIVING ROOM

12'0" x 22'5" (3.66m x 6.85m)

A spacious triple aspect room with UPVC double glazed windows to both side elevations and the front aspect, coved ceiling, two electric radiators, two wall lights, and a slate-tiled hearth with matching inset and wooden decorative surround housing an electric fire. In built glass shelves and an open fireplace remains behind should reinstatement be desired.



##### INTEGRAL DOUBLE GARAGE

11'0" (max) x 10'7" (min) x 32'1" (3.36m (max) x 3.23m (min) x 9.78m)

A tandem garage with manual up and over door to the front, power and lighting installed, UPVC double glazed frosted window to the side aspect, and timber doors providing access to a storage cupboard and rear garden.

##### OUTSIDE

To the front are two lawned garden areas divided by an attractive planted border, with mature shrubs and planting. A large tarmac driveway provides off road parking for multiple vehicles and benefits from external lighting. The rear garden comprises an attractive L-shaped lawn enclosed by timber fencing with established shrubs and planted borders, extending around to a generous side garden with further planted borders and paved pathway leading around the property.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.