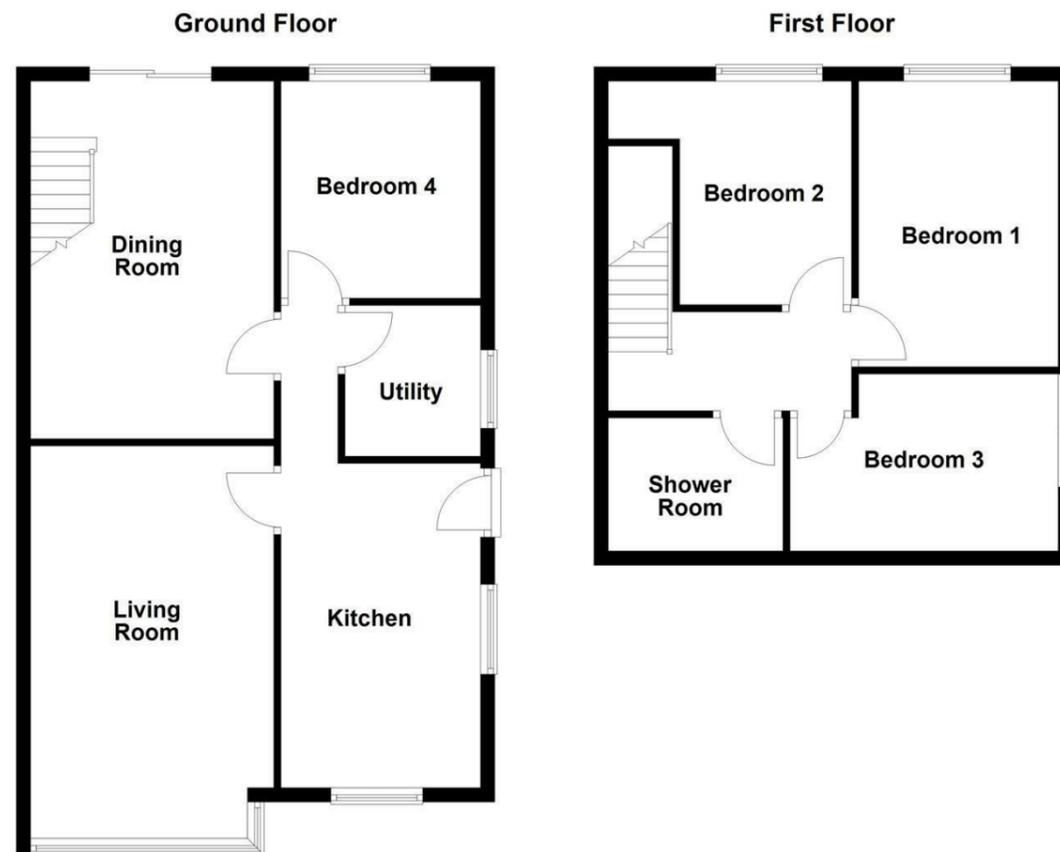




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



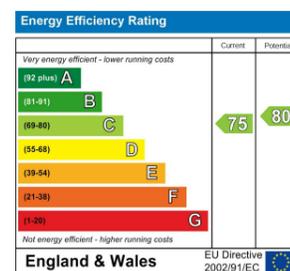
## 18 Lindale Garth, Kirkhamgate, Wakefield, WF2 0RW

**For Sale Freehold £200,000**

A deceptively spacious four bedroom semi detached dormer bungalow, occupying a generous corner plot within this sought after residential area.

The property benefits from a gas fired central heating system and sealed unit double glazed windows throughout. It is approached from the side into a well proportioned kitchen fitted with a range of modern units. The living room overlooks the front of the property and is of a good size, while a separate dining room is located to the rear. Completing the ground floor accommodation is a fourth bedroom together with a useful utility room with WC. To the first floor, there are three further bedrooms served by a modern shower room. Externally, the property benefits from driveway parking leading to a single garage, together with good sized gardens made possible by the enviable corner plot position.

The property is situated in a popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader selection of amenities can be found in nearby Wakefield city centre, which also offers a mainline railway station and convenient access to the national motorway network.



**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.

**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



**ACCOMMODATION**

**KITCHEN**

14'9" x 8'6" [4.5m x 2.6m]

Fitted with a good range of cream fronted wall and base units with butcher's block style laminate worktops incorporating a ceramic sink unit. Slot in gas cooker with glazed splashback and filter hood over, space and plumbing for a dishwasher and space for an under counter fridge. Ceramic tiled floor and double central heating radiator. Windows to both the front and side elevations together with an external door to the side.

**LIVING ROOM**

18'0" x 11'1" [5.5m x 3.4m]

Large window to the front elevation, central heating radiator and feature ornamental fireplace.



**DINING ROOM**

16'4" x 11'1" [5.0m x 3.4m]

French doors overlooking the rear garden, central heating radiator and staircase leading to the first floor.



**BEDROOM FOUR**

10'2" x 8'6" [3.1m x 2.6m]

Window overlooking the rear garden, central heating radiator and double fronted fitted wardrobe with matching dressing table.

**UTILITY/W.C.**

Fitted with a low suite WC and vanity wash basin with cupboards below, together with space and plumbing for a washing machine. Ladder style heated towel rail, ceramic tiled floor and vinyl panelled walls. Frosted window to the side elevation.

**FIRST FLOOR LANDING**

Central heating radiator and provides access to the bedrooms and shower room.

**BEDROOM ONE**

13'1" x 8'6" [4.0m x 2.6m]

Window overlooking the rear garden, central heating radiator and two double fronted fitted wardrobes with cupboards over.



**BEDROOM TWO**

10'2" x 7'10" [3.1m x 2.4m]

Window to the rear elevation, central heating radiator and recess with double fronted fitted wardrobe.



**BEDROOM THREE**

12'5" x 8'2" [3.8m x 2.5m]

Window to the side elevation, central heating radiator, two double fronted fitted wardrobes and access to the eaves storage area.



**SHOWER ROOM/W.C.**

7'6" x 6'2" [2.3m x 1.9m]

Vinyl panelled walls and ceramic tiled floor. Fitted with a three piece

suite comprising corner shower cubicle with glazed screen and electric shower, vanity wash basin with cupboards below and low suite WC. Ladder style heated towel rail and extractor fan.



**OUTSIDE**

To the front the property has a neat lawned garden with established beds and borders, together with a paved driveway providing off street parking which runs down the side of the bungalow and leads to a detached garage. There is also a further lawned garden area to the side. To the rear of the bungalow there is a sheltered patio seating area overlooking the garden.



**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.

**SOLAR PANELS OWNED**

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.