

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



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

### For Sale Freehold £195,000

A three bedroom semi detached dormer bungalow situated in the popular location of Kirkhamgate with scenic views from a bay window in the lounge. The accommodation benefits from gas central heating, double glazing and off road parking.

The property briefly comprises of the kitchen, lounge, hallway, three bedrooms and shower room. Externally the property offers low maintenance gardens to both the front and rear, with driveway and detached garage.

Kirkhamgate provides a range of local amenities including shops and schools, with bus routes nearby and convenient access to the motorway network—ideal for commuters or those travelling further afield.

Offered for sale with no onward chain, this property presents an excellent opportunity for first-time buyers, couples, families, or anyone wishing to modernise a home to their own taste. Early viewing is strongly recommended.





## ACCOMMODATION

### LOUNGE

11'1" x 18'0" [3.39m x 5.5m]

UPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling.

### KITCHEN

14'11" x 8'7" [4.57m x 2.63m]

UPVC double glazed side entrance door into the kitchen, new central heating radiator, two UPVC double glazed windows to the front and side, doors into inner hallway and the lounge. A range of wall and base units with work surfaces over, space for a fridge freezer and plumbing for a washing machine.



### HALLWAY

Stairs providing access to bedroom two and doors to bedroom one, bedroom three and the shower room.

### BEDROOM ONE

13'5" x 11'2" [4.09m x 3.41m]

Double glazed sliding patio doors into the conservatory, new central heating radiator, door to understairs storage cupboard.



### CONSERVATORY

9'1" x 9'10" [2.78m x 3.02m]

Surrounded by windows with sliding doors to the rear garden.

### BEDROOM THREE

8'7" x 10'0" [2.64m x 3.07m]

UPVC double glazed window to the rear, new central heating radiator.



### SHOWER ROOM

6'8" x 5'4" [2.04m x 1.65m]

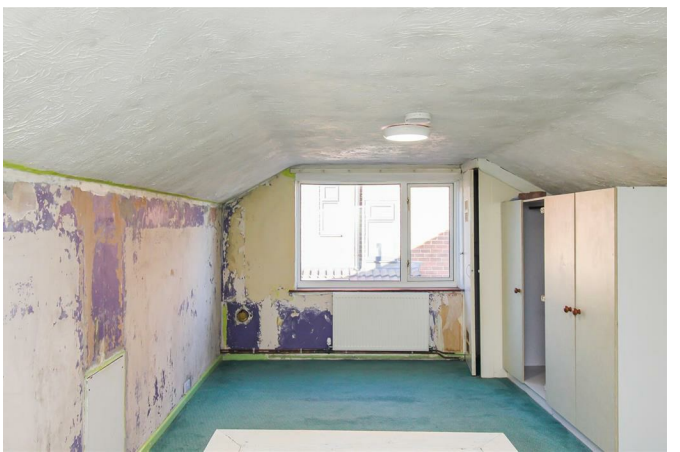
UPVC double glazed frosted window to the side, heated towel radiator, fully tiled walls and floor, spotlights. Low flush W.C., vanity wash basin, shower cubicle with shower head attachment.



### BEDROOM TWO

20'3" x 10'11" [6.19m x 3.34m]

UPVC double glazed window to the side, two central heating radiators, additional storage space.



## OUTSIDE

To the front of the property there is a low maintenance garden with plants and shrubs, a driveway to the side offering off street parking and an attached concrete sectional garage with up and over door. To the rear of the property there is a low maintenance flagged garden to the rear.



## 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.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.