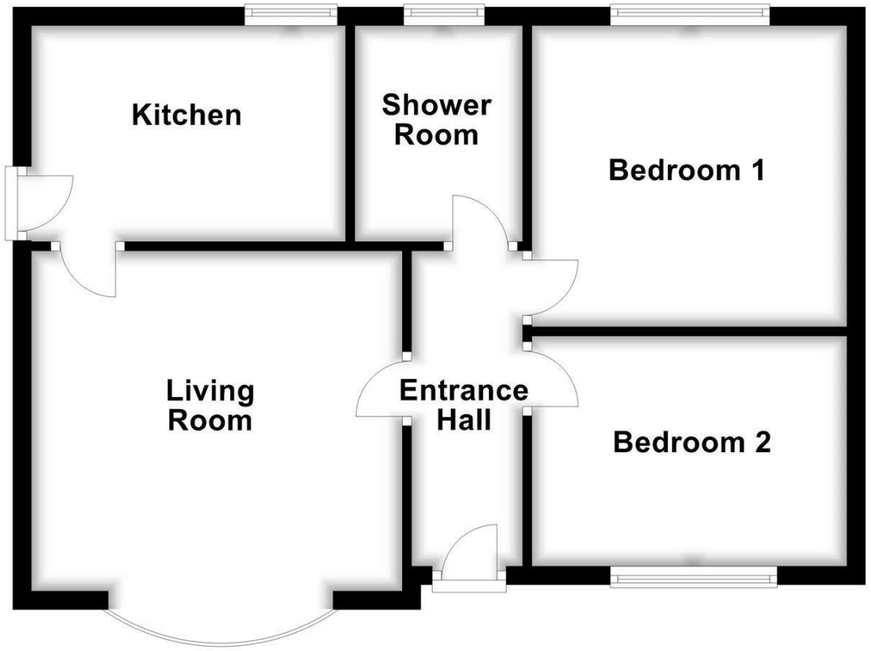
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



1 Beech Grove, Kinsley, WF9 5JZ

For Sale Freehold £150,000

Enjoying a cul-de-sac location is this semi detached true bungalow with two double bedrooms including wardrobes that are included within the sale, modern shower room/w.c., landscaped rear garden, driveway and garage.

The accommodation fully comprises entrance hall, living room, kitchen, shower room/w.c. and two double bedrooms. Outside to the front double gates open onto the driveway parking and leads to the garage. Attractive enclosed lawned areas to the front, whilst to the rear there is a further lawned garden, pathway, timber shed and enclosed by stone walling.

The property itself has UPVC double glazing and gas central heating. Within walking distance to the local amenities and schools in Kinsley. Local bus routes travel to and from both Wakefield and Pontefract on a regular basis. Nearby Fitzwilliam has its own train station for those looking to commute further afield, as well as the A1 and M62 being approximately a fifteen minute drive away making centres such as Leeds and Manchester accessible on a daily basis by car.

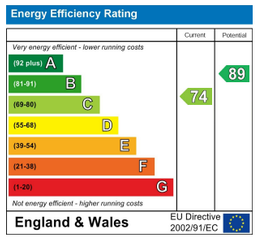
Available with no chain involved and immediate vacant possession. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing is recommended at your earliest convenience,.

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

ENTRANCE HALL
UPVC double glazed front entrance door, coving to the ceiling, central heating radiator, solid oak doors to the bedrooms, living room and shower room/w.c. Carpeted flooring laid in 2023.

LIVING ROOM
13'2" x 12'0" (4.02m x 3.67m)
Ceiling rose, coving to the ceiling, UPVC double glazed bow window to the front, central heating radiator, solid oak door leading into the kitchen. Living flame effect gas fire on a decorative hearth with matching interior within wooden surround.

KITCHEN
7'8" x 11'2" (2.34m x 3.42m)
A range of wall and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for an undercounter fridge and freezer, central heating radiator, integrated oven and grill, four ring electric hob, UPVC double glazed window to the rear, coving to the ceiling, UPVC double glazed side entrance door, laminate flooring newly laid in 2023.

SHOWER ROOM/W.C.
7'10" x 5'10" (2.41m x 1.79m)
Walk in shower cubicle with mixer shower, part laminated walls, low flush w.c. with concealed cistern, wash basin with chrome mixer tap built into vanity cupboards, laminate work surface, UPVC double glazed frosted window to the rear, central heating radiator, coving to the ceiling and loft access.

BEDROOM ONE
10'8" x 11'1" (3.27m x 3.39m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, laminate flooring and the vendor advises us that the furniture will be left including a range of wardrobes, tall drawer unit with glass top and two bedside cabinets with drawers and glass tops.

BEDROOM TWO
11'1" x 7'10" (3.39m x 2.39m)
Coving to the ceiling, laminate flooring, central heating radiator, UPVC double glazed window to the front and the vendor advises us that they are leaving the two double wardrobes.

OUTSIDE
To the front of the property there are double gates providing access to a concrete driveway, which provides off road parking and leads to the single detached garage with manual up and over door, power and light. An attractive lawned garden to the front with manicured planted borders and recently erected timber panelled fence surrounds. A further lawned garden area at the side of the driveway with mature bushes bordering and recently erected timber panelled fences. Garden bench included within the sale and an aluminium storage shed. A UPVC door provides access to the side of the property to a concrete pathway and a concrete area at the rear of the garage. A brick built outhouse with timber door and combi condensing boiler. A timber gate opens into the landscaped rear garden with attractive lawn, raised planted borders with railway edge sleepers, large timber shed, paved pathway with gravelled borders and further planted borders with stone walling. A timber gate provides access to the bin tidy storage unit. Water point connection.

COUNCIL TAX BAND
The council tax band for this property is A

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

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 Pontefract office and they will be pleased to arrange a suitable appointment.