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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 www.mortgagesolutionsofwakefield.co.uk

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 339572,

Pontefract & Castleford office 01977 798844 or 07776458351,

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Alternatively email vince@mortgagesolutionsofwakefield.co.uk or

chris@mortgagesolutionsofwakefield.co.uk

*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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



4 Maple Grove, Pontefract, WF8 3QW

For Sale Freehold £475,000

Standing on a larger than average plot is this superb detached four bedroom bungalow benefitting from driveway parking, beautiful rear gardens and conservatory.

The property briefly comprises of an entrance hall leading into a spacious living room, kitchen with a side porch leading into an extended conservatory. Four bedrooms and a family bathroom/w.c. Externally there are lawns and driveway parking to the front of the property. Whilst to the rear there is an easy to maintain lawn with a bush and shrub border, as well as two patio seating areas. The rear garden is low maintenance, well presented and very private.

Maple Grove is part of a well regarded residential neighbourhood around a mile to the centre of Pontefract. Local amenities are close at hand and Pontefract itself offers a broad range of facilities, as well as highly regarded primary and secondary schools, with NEW college located only a short distance away. The property also provides excellent access to the motorway network with the M62 being only a short drive away.

Spacious and well presented throughout, this property needs to be viewed to be truly appreciated.



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ACCOMMODATION

HALL

Gas central heating radiator and built in storage cupboard.

LIVING ROOM

14'11" x 17'2" [4.56m x 5.25m]

UPVC double glazed windows to the front elevation and window to the side elevation. Three gas central heating radiators and feature fireplace with stone surround.



SEPARATE W.C.

5'11" x 2'8" [1.82m x 0.82m]

Low flush w.c., vanity wash hand basin unit with mixer tap and built in storage cupboards.

KITCHEN/DINER

14'11" x 11'4" [4.57m x 3.47m]

UPVC double glazed windows to the rear elevation, side door to the side porch which leads through to conservatory. Fitted kitchen with

an array of wooden wall and base units for storage, 1.5 stainless steel sink and drainer unit, integrated gas hob and built in oven. Space for a fridge/freezer, space for a dining table and chairs. Partial island with laminate work tops and spotlights to the ceiling.

PORCH

UPVC double glazed window to the front and side elevation with UPVC door and archway through to the conservatory.

CONSERVATORY

20'6" [max] x 15'4" [6.25m [max] x 4.68m]

UPVC double glazed windows to the rear and side elevations with UPVC French doors leading out to the rear garden. Wood effect laminate flooring and gas central heating radiator. Currently used as a dining/sitting room.



BEDROOM ONE

14'11" x 10'7" [4.56m x 3.24m]

UPVC double glazed windows to the rear and side elevation, gas central heating radiator and fitted wardrobes.



BEDROOM TWO

12'2" x 11'2" [3.72m x 3.41m]

UPVC double glazed windows to the side elevation, gas central heating radiator and fitted wardrobes.



BEDROOM THREE

10'0" x 10'9" [3.07m x 3.28m]

UPVC double glazed window to the front elevation, gas central heating radiator and built in storage cupboard.



BEDROOM FOUR

11'3" x 6'5" [3.44m x 1.98m]

UPVC double glazed window to the side elevation, built in wardrobes with sliding doors and drawers and gas central heating radiator.

FAMILY BATHROOM/W.C.

8'4" x 7'6" [2.55m x 2.31m]

UPVC double glazed frosted window to the rear elevation. Four piece bathroom suite comprising bath with hand held shower above with hot/cold taps, corner shower cubicle with wall mounted shower, low flush w.c. and wash hand basin. Gas central heating radiator and spotlights to the ceiling.



OUTSIDE

To the front of the property there is an easy to maintain lawn leading down to the spacious driveway with ample space for several cars, as well as a flagged front area with further parking and an attached garage with up and over door. There is a side door leading to the porch. To the rear there is an easy to maintain lawn with bush and shrub border. Two stone patio seating areas. Garden is low maintenance, well presented and very private.



COUNCIL TAX BAND

The council tax band for this property is E.

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.

EPC RATING

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