



WAKEFIELD  
01924 291 294

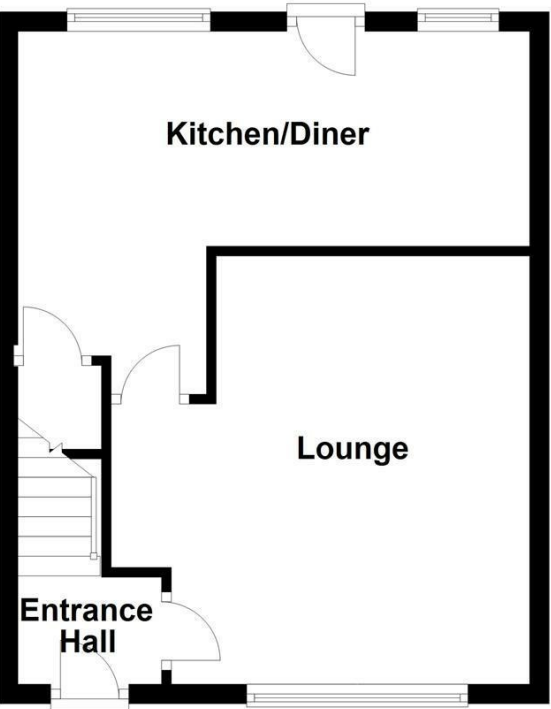
OSSETT  
01924 266 555

HORBURY  
01924 260 022

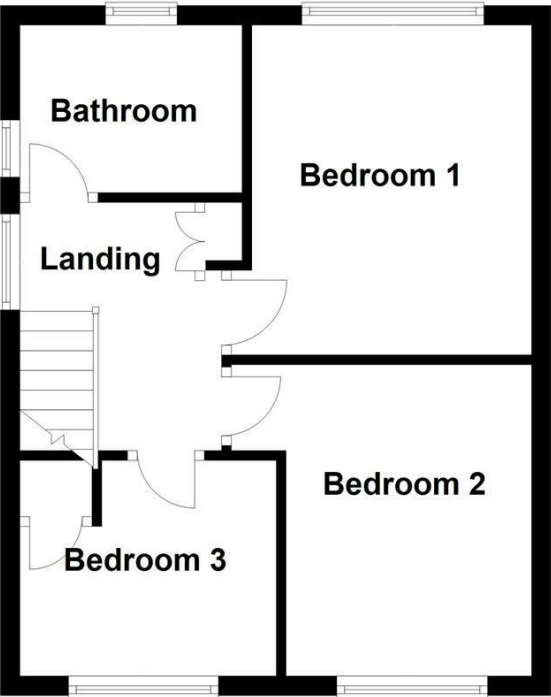
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

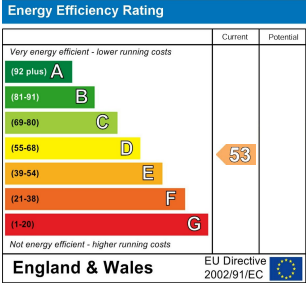


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



34 Boyne Drive, Wakefield, WF2 7QN  
For Sale Freehold £180,000

Well appointed throughout is this spacious three bedroom semi detached home, offered for sale with no chain and vacant possession benefitting from a modern fitted kitchen/diner, a good sized enclosed rear garden and close proximity to local schools, it is an ideal family home.

The property fully comprises of entrance hall, lounge and modern fitted kitchen/diner with understairs pantry cupboard. The first floor landing leads to three well proportioned bedrooms and the three piece suite house bathroom/w.c. Outside to the front, a timber gate leads to a pathway running to the front door and pleasant lawned garden. To the rear is a good sized garden with lawn, shed and flagged patio, perfect for al fresco dining, surrounded by timber fencing.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Henda Lane Primary School which is only minutes walk away and Kettlethorpe High School. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

Ready to move into, an ideal home for the first time buyer, couple or family looking to gain access onto the property market. This fantastic home deserves an early viewing to fully appreciate the accommodation on offer.



#### ACCOMMODATION

##### ENTRANCE HALL

Front entrance door, radiator, stairs to the first floor landing and laminate floor. Door into the lounge.

##### LOUNGE

16'3" (max) x 14'9" (max) [4.97m (max) x 4.52m (max)]

Electric fire, coving to the ceiling, dado rail, laminate floor, radiator and UPVC double glazed window to the front. Door leading through to the kitchen/diner.



##### KITCHEN/DINER

10'5" (max) 7'1" (min) x 19'8" (3.19m (max) 2.18m (min) x 6.01m)

Modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with tiled

splash back, touch screen four ring electric hob, integrated oven and grill, plumbing for a washing machine and space for fridge/freezer. Drawers down the base units, two radiators, fully tiled floor and two UPVC double glazed windows and door to the rear. Door to understairs pantry cupboard.



##### FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side and doors to the airing cupboard, three bedrooms and the bathroom.

##### BEDROOM ONE

11'8" x 11'7" plus walk in area [3.57m x 3.54m plus walk in area ]

UPVC double glazed window to the rear, radiator and recess ceiling spotlights.



##### BEDROOM TWO

10'7" x 9'6" plus walk in area [2'9" x 3'10"] [3.24m x 2.91m plus walk in area [0.85m x 1.19m]]

UPVC double glazed window to the front and radiator.



##### BEDROOM THREE

7'5" (max) x 5'1" (min) x 9'10" [2.27m (max) x 1.57m (min) x 3.0m]

UPVC double glazed window to the front, radiator and door to the storage cupboard.



##### BATHROOM/W.C.

7'6" x 5'5" [2.29m x 1.66m]

Three piece suite comprising low flush w.c., pedestal wash

basin and panelled bath with mixer shower over. Fully tiled walls, tiled effect floor, radiator and UPVC double glazed frosted windows to the side and rear.



##### OUTSIDE

To the front of the property is a lawned garden and pathway to the front door. The pathway continues through a timber gate to the side providing access to the rear. To the rear is a good sized garden incorporating flagged patio area, perfect for entertaining and dining purposes with steps leading up to a lawn with shed, surrounded by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is A.

##### 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.