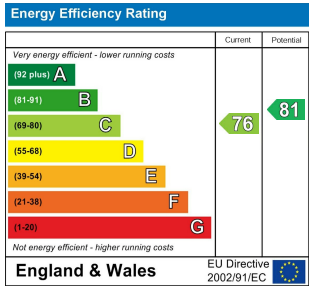


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 7 Balne Mill Grove, Wakefield, WF2 0FL

### For Sale Freehold £210,000

Situated in this modern and attractive development is this mid town house with three bedrooms (the main with en suite shower room), open plan kitchen dining room, enclosed rear garden and two off street parking spaces.

The accommodation comprises of entrance hall, cloakroom, lounge, open plan kitchen dining room with patio doors to the rear garden. The first floor landing provides access to three bedrooms (the main with en suite shower room) in addition to the house bathroom. Outside to the front, a tarmacadam driveway provides off street parking for two vehicles with an electric car charging port, whilst to the rear an enclosed lawned garden.

The property is only a short distance away from Wakefield city centre and is a host to a good range of amenities whilst Leeds and further afield can be obtained via the M1 motorway network or Westgate train station, both of which are a short distance away.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

Front composite entrance door with double glazed panelled insert and double glazed sunlight above leading into the entrance hallway. Staircase off to the first floor, central heating radiator, panelled doors off leading to the lounge and cloakroom [1.55 x 0.95].

LIVING ROOM

15'6" x 11'9" narrowing to 7'9" [4.74 x 3.60 narrowing to 2.38]  
UPVC double glazed window to the front elevation and central heating radiator. Panelled door off into the kitchen dining room.



KITCHEN/DINING ROOM

15'0" x 11'1" [4.59 x 3.38]  
UPVC double glazed dual opening doors to the rear garden, UPVC double glazed window to the rear elevation, understairs storage cupboard off, central heating radiator, cream high gloss modern fitted kitchen with a range of base and wall units incorporating

chrome handles, laminated work surface and matching splashback, Zanussi integrated oven, four ring Zanussi stainless steel gas hob with tiled splashback and cooker hood above, space with plumbing and drainage for an automatic washing machine, space for a tall fridge freezer and integrated slimline dishwasher.

FIRST FLOOR LANDING

A spacious landing providing access to three bedrooms and house bathroom/w.c. Central heating radiator, loft access point and a spacious overstairs storage cupboard.

BEDROOM ONE

14'6" x 8'6" [4.42 x 2.60]  
UPVC double glazed window to the front elevation, central heating radiator and panelled door off into the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

4'5" x 4'4" plus recess shower enclosure [1.37 x 1.34 plus recess shower enclosure]  
Three piece white suite comprising of a low flush w.c., pedestal wash basin with chrome mixer tap and tiled splashback, spacious shower enclosure with a glazed bi-folding door access, fully tiled interior and wall mounted electric shower, central heating radiator, shaver socket point and extractor vent.



BEDROOM TWO

10'2" x 8'6" [3.12 x 2.60]  
Central heating radiator and UPVC double glazed window to the rear elevation.



BEDROOM THREE

8'9" x 6'3" [2.68 x 1.93]  
UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.

6'3" x 5'6" [1.92 x 1.69]  
Three piece white suite comprising of a low flush w.c., pedestal wash basin with chrome mixer tap and tiled splashback, panelled bath with a chrome mixer tap, tiled splashback surround, extractor vent, central heating radiator and a UPVC double glazed frosted window to the rear elevation with tiled window ledge.



OUTSIDE

To the front, the property has a double tarmac driveway providing off street parking with an electric car charging port and a paved walkway providing access to the front entrance door. The rear garden is enclosed with a timber panelled fence surround and enjoys a large lawned area with a paved exit from the patio doors. The garden benefits from a large timber shed providing useful storage.



PLEASE NOTE

There is an annual communal fee, which is variable.

COUNCIL TAX BAND

The council tax band for this property is B.

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.