



WAKEFIELD
01924 291 294

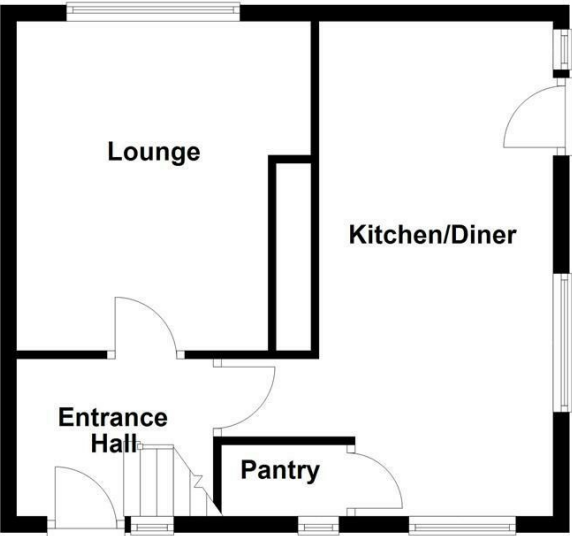
OSSETT
01924 266 555

HORBURY
01924 260 022

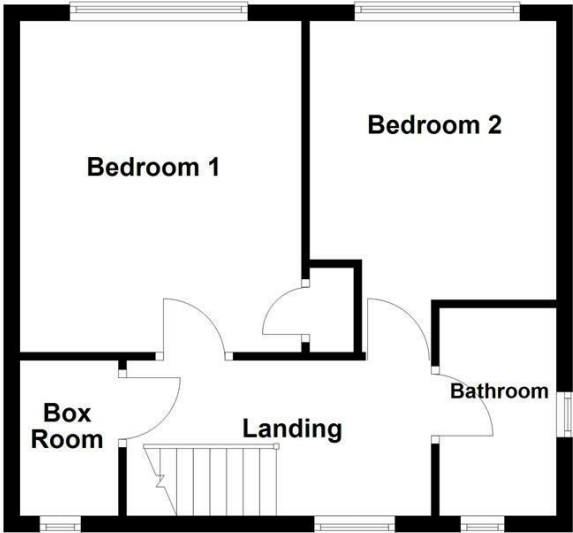
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

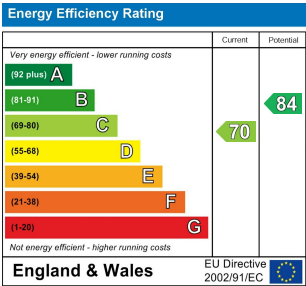


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



15 The Grove, Walton, Wakefield, WF2 6LD
For Sale Freehold Guide Price £200,000 - £210,000

Set back from the road is this well appointed two double bedroom semi detached house, offering bright, well presented accommodation throughout.

The property briefly comprises an entrance hall, a spacious lounge, and a kitchen/dining area with an adjoining pantry. To the first floor, there are two generous double bedrooms, a family bathroom, and a useful box room. Externally, the property features a lawned garden to the front with gated access, a driveway providing off street parking, and a rear garden with a lawn and patio areas, ideal for outdoor relaxation.

The property is conveniently located close to a range of local amenities, including shops, schools, public transport routes, eateries, and public houses.

Offered with no onward chain, this property represents an ideal opportunity for first time buyers, couples, or small families seeking to take their first step onto the property ladder. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Entrance door into the entrance hall with a frosted window side panel, stairs to the first floor landing, central heating radiator. Doors into the kitchen/diner and the lounge.

LOUNGE

13'6" x 11'9" (max) x 10'2" (min) [4.14m x 3.59m (max) x 3.10m (min)]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, electric fire with surround.



KITCHEN/DINER

19'10" x 7'8" (max) x 6'9" (min) [6.06m x 2.36m (max) x 2.08m (min)]
UPVC double glazed windows to the side and front, door to the side of the property, central heating radiator, part tiled walls and floor. A range of modern fitted wall and base units with work

surfaces over, 1 1/2 stainless steel sink and drainer, integrated oven and grill, four ring gas hob with stainless steel cooker hood above, space for a fridge freezer.



UNDERSTAIRS PANTRY/UTILITY AREA

Frosted UPVC double glazed window to the front.

FIRST FLOOR LANDING

UPVC double glazed window to the front, coving to the ceiling. Doors to two bedrooms, a box room and a bathroom.

BEDROOM ONE

13'8" x 10'1" [4.18m x 3.09m]
UPVC double glazed window to the rear, door into the airing cupboard.



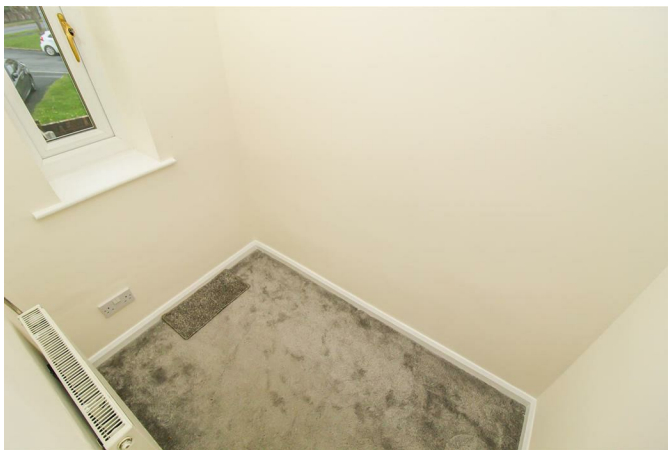
BEDROOM TWO

11'6" x 9'5" (max) x 7'6" (min) [3.53m x 2.89m (max) x 2.29m (min)]
UPVC double glazed window to the rear, central heating radiator.



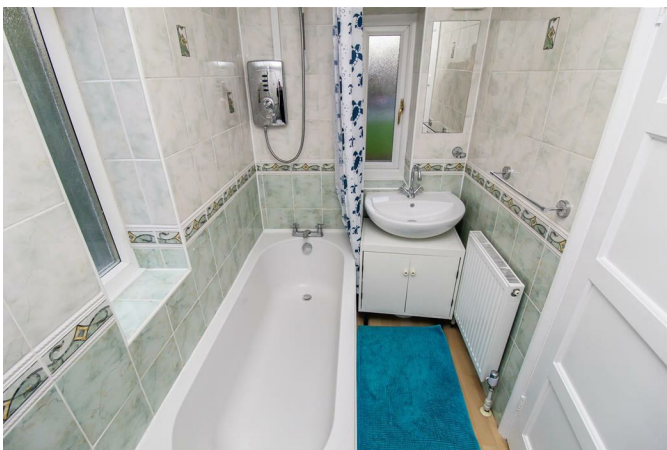
BOX ROOM

3'10" x 6'0" [1.18m x 1.83m]
UPVC double glazed window to the front, central heating radiator, boarded loft access with steps and lighting.



BATHROOM

4'6" x 8'1" [1.38m x 2.47m]
Frosted UPVC double glazed windows to the front and side, tiled walls. Low flush W.C., pedestal wash basin, panelled bath with electric shower over.



OUTSIDE

The front garden is laid to lawn with gated access to a driveway providing off street parking. The rear garden is laid mainly to lawn, incorporating paved patio areas and a timber framed summer house.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"The house sits in a quiet location set back from the road on the estate which only has one entrance and exit road much like a cul-de-sac."

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.

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.