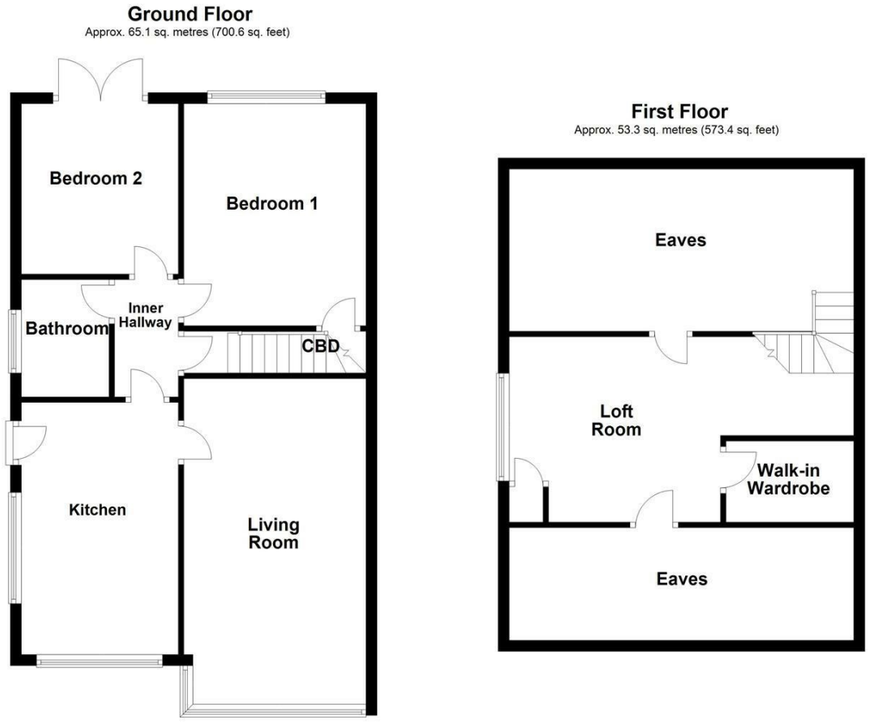


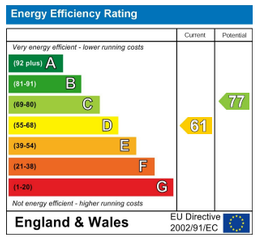
Total area: approx. 118.4 sq. metres (1274.0 sq. feet)

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.

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

8 Lindale Garth, Kirkhamgate, Wakefield, WF2 0RN

For Sale Freehold £200,000

Situated in Kirkhamgate is this well appointed and spacious two bedroom semi detached bungalow benefitting from UPVC double glazing and gas central heating throughout.

The property fully comprises of spacious kitchen, living room, inner hallway leading to two bedrooms and modern bathroom with stairs leading to the loft room, which could be used for a variety of purposes. Outside there is a driveway to the front providing off road parking which continues down the side of the property leading to the rear where there is an enclosed lawned garden.

Situated in a popular part of Kirkhamgate the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Offered for sale with no chain and vacant possession, a fantastic opportunity for the couple or family or those looking to downsize and a viewing comes highly recommended.

ACCOMMODATION

KITCHEN
15'0" x 8'7" (4.58m x 2.64m)

A UPVC double glazed side entrance door leads into the kitchen, which is fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a stainless steel sink with mixer tap, two UPVC double glazed windows providing dual aspect to the front and side, an integrated oven and grill with four ring ceramic hob and cooker hood above, and inset spotlights to the ceiling. There is space for a freestanding fridge freezer, plumbing for a washing machine with space beneath the counter, and additional space for a dryer. Two doors provide access to the inner hallway and the living room. A combi condensing boiler is housed within one of the kitchen cupboards.

INNER HALLWAY
The inner hallway has doors leading to the two bedrooms, the bathroom, the kitchen, and the staircase rising to the loft room.

LIVING ROOM
11'0" x 18'0" (max) x 15'8" (min) (3.37m x 5.50m (max) x 4.80m (min))

The living room features a gas fire set on a tiled hearth with tiled inset and wooden surround, along with an L-shaped bay window with UPVC double glazing overlooking the front aspect and a central heating radiator.

BEDROOM ONE
11'0" x 13'5" (3.37m x 4.11m)

UPVC double glazed window overlooking the rear aspect, a central heating radiator, and a door providing access to the under-stairs storage cupboard.

BEDROOM TWO
10'0" x 8'9" (3.06m x 2.67m)

UPVC double glazed French doors leading to the rear garden and a central heating radiator.

BATHROOM
5'5" x 6'8" (1.67m x 2.04m)

Comprising a three piece suite including a low flush WC, pedestal wash basin with twin taps, and panelled bath with twin taps, glass shower screen and electric shower over. There is a UPVC double glazed frosted window to the side aspect, a central heating radiator and fully tiled walls.

LOFT ROOM
10'11" x 20'1" (max) x 12'4" (min) (3.33m x 6.14m (max) x 3.76m (min))

Accessed via the inner hallway staircase, the loft room has a UPVC double glazed window to the side elevation, central heating radiator, and a built in storage cupboard with fixed shelving. A further door leads to a walk in wardrobe, with two small access doors to the eaves at the front and rear of the property.

OUTSIDE
Externally, to the front is a low maintenance pebbled garden with a tarmac L shaped driveway providing off-road parking, running down the side of the property with a water point beneath the kitchen window and a UPVC porch over the side door. The driveway continues to the rear providing ample off road parking, where there is a low maintenance pebbled garden with paved seating area and timber panel fencing.

COUNCIL TAX BAND
The council tax band for this property is C.

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.