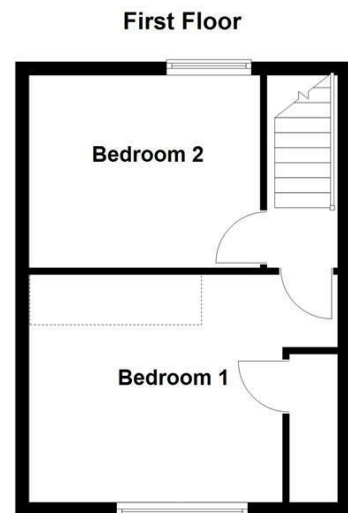
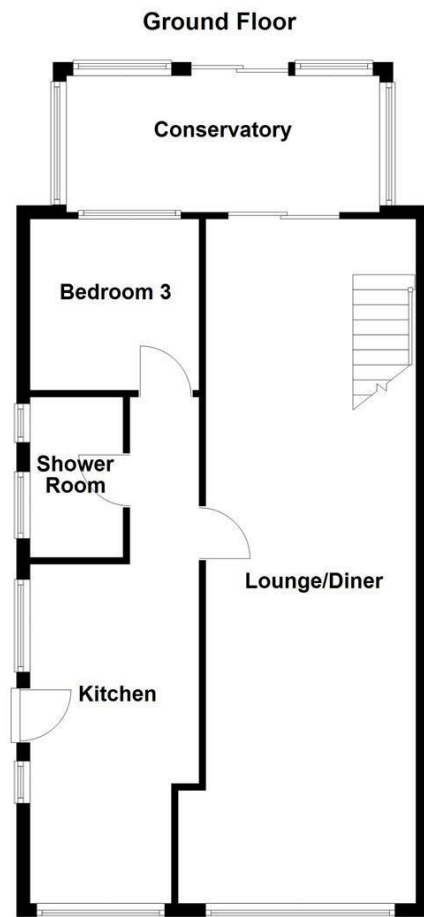


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 13 Clayton Rise, Wakefield, WF1 2LG

### For Sale Freehold £239,995

Situated in Wakefield is this beautifully presented two/three bedroom semi detached dormer bungalow benefitting from NO CHAIN, ample off road parking and spacious living accommodation.

The property offers spacious and versatile accommodation, featuring two to three double bedrooms, an open-plan lounge and dining area, a modern kitchen fitted with a range of wall and base units and integrated appliances, and a ground-floor shower room. The dining room can alternatively be used as a third bedroom, providing flexibility to suit individual needs. Completing the ground floor is a bright conservatory with a UPVC clad roof, overlooking the attractive rear garden. To the first floor are two generous double bedrooms, with one housing the Worcester Bosch gas combination boiler.

Externally, the property benefits from a block-paved frontage, a large driveway providing ample off-road parking, and a detached brick-built garage with a manual up-and-over door. The low-maintenance, south-west-facing rear garden is enclosed by timber fencing, offering a private and sunny outdoor space.

The property is ideally located close to Outwood Train Station, local shops, and amenities, and offers easy access to the M1 motorway network.

This lovely home is perfectly suited for those looking to downsize or find their forever home in a desirable and convenient location.





#### ACCOMMODATION

##### KITCHEN

16'2" x 8'3" [4.93m x 2.52m]

UPVC double glazed entrance door into the kitchen, UPVC double glazed windows to the front and side, central heating radiator, extractor fan, spotlights. A range of wall and base with laminate work surfaces over, stainless steel sink with mixer tap, space and plumbing for a cooker, integrated fridge and freezer. Door into the inner hallway.

##### HALLWAY

Central heating radiator. Doors to the lounge/diner, dining room and shower room.

##### SHOWER ROOM

7'11" x 5'4" [2.42m x 1.65m]

Frosted UPVC double glazed window to the side, central heating radiator, spotlights, partial spotlights. Wall and base units with wash basin and mixer tap, low flush W.C., corner shower unit with mixer tap.



##### BEDROOM THREE/DINING ROOM

8'4" x 8'4" [2.55m x 2.55m]

UPVC double glazed window to the conservatory, central heating radiator.



##### LOUNGE/DINER

33'5" x 10'0" [10.2m x 3.07m]

UPVC double glazed window to the front, sliding doors to the conservatory, coving to the ceiling, central heating radiator, electric fireplace, stairs to the first floor landing.



##### CONSERVATORY

15'5" x 6'7" [4.71m x 2.01m]

UPVC double glazed windows surrounding, UPVC clad roof, sliding door to the rear garden.



##### FIRST FLOOR LANDING

Doors to two bedrooms.

##### BEDROOM ONE

11'6" x 13'3" [3.53m x 4.04m]

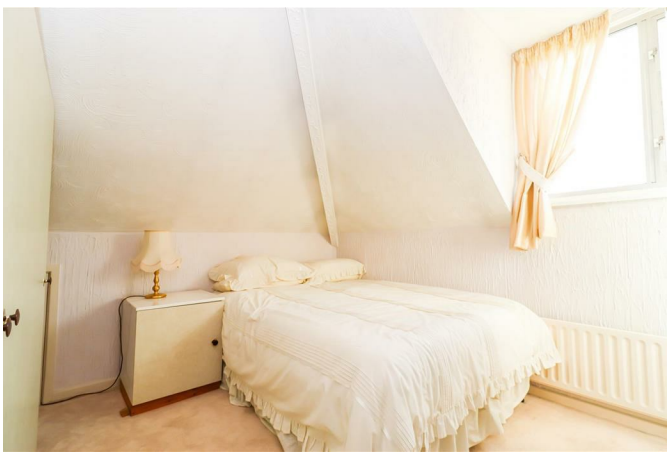
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes.



##### BEDROOM TWO

10'1" x 9'1" [3.09m x 2.79m]

UPVC double glazed window to the rear, central heating radiator, fitted storage, loft access.



##### OUTSIDE

To the front of the property there is a flagged driveway and a block paved front buffer yard through a set of cast iron gates. Down the side of the property there is an entrance door into the kitchen and a detached brick built garage with access into the rear garden. To the rear elevation of the property, there is a low maintenance paved patio area, enclosed by timber fencing, and a southwest facing rear garden — a lovely and practical outdoor space for the property.



##### 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.

##### 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.