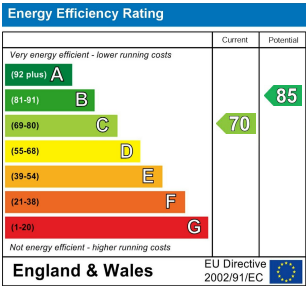


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



64 Hollingthorpe Road, Wakefield, WF4 3NW

For Sale Freehold £325,000

Located at the head of a cul-de-sac is this two bedroom extended detached true bungalow, renovated to an extremely high standard throughout benefitting from principal bedroom with dressing area, driveway parking and attractive enclosed rear garden.

The property briefly comprises of spacious kitchen/diner with integrated appliances, superb living room with feature electric fire, inner hallway leading to two well proportioned bedrooms (with bedroom one boasting dressing area) and modern three piece suite house shower room. Outside to the front, an attractive lawned garden with planted borders and block paved driveway providing off road parking for at least three vehicles. A timber gate provides access down a porcelain paved pathway with low maintenance seating area. To the rear is a low maintenance garden with porcelain paved patio area, perfect for al fresco dining and pebbled area with paved seating area and numerous raised planted borders, enclosed by timber panelled surround fences on all three sides. There is a converted garage with power and light within and could be used for a variety of purposes.

The property is situated in Hall Green with close proximity to local amenities such as shops and Dane Royd Junior & Infants school. Main bus routes run and to from Wakefield city centre and Junction 39 of the M1 motorway is only a short drive away. For those who enjoy idyllic walks, Newmillerdam Country Park is nearby.

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



ACCOMMODATION

KITCHEN/DINER

16'10" x 12'11" [max] x 11'11" [min] [5.15m x 3.96m [max] x 3.64m [min]]
Composite front entrance door leads into the kitchen/diner. Range of wall and base shaker style units with quartz work surface over, quartz upstanding above and tiled splash back. Ceramic sink with swan neck mixer tap, integrated washing machine and dishwasher, twin Hotpoint oven and grills, Hotpoint microwave oven with warming tray below, four ring induction hob with black glass splash back and Siemens chrome telescopic extractor over. Low hanging lights, full size larder fridge and integrated freezer, inset spotlights to the ceiling, coving to the ceiling, white contemporary radiator, UPVC double glazed window overlooking the front aspect and downlights built under the wall cupboards. Oak door leading into the inner hallway and oak doors with glass inserts leading into the living room.



LIVING ROOM

18'0" x 11'11" [5.51m x 3.65m]
Wall mounted black glass electric fire, central heating radiator, coving to the ceiling and a set of UPVC double glazed French doors leading out to the rear garden with windows either side.



INNER HALLWAY

Censor lighting, central heating radiator, coving to the ceiling, inset spotlights to the ceiling, loft access, oak doors to the modern house shower room and two bedrooms. Access to cloakroom area.

BEDROOM TWO

7'9" x 9'7" [2.37m x 2.93m]
UPVC double glazed window overlooking the front aspect, coving to the ceiling and central heating radiator.



SHOWER ROOM/W.C.

5'7" x 8'11" [1.72m x 2.72m]
Villeroy and Boch three piece suite comprising walk in shower cubicle with glass shower screen, mixer shower with chrome rain shower head and wall mounted pull out shower attachment, concealed low flush w.c. and large wash basin built into vanity drawers below with chrome mixer tap. Partial tiled walls, large vanity mirror, shaver socket point, UPVC double glazed frosted window overlooking the side aspect, spotlights to the ceiling and dark grey contemporary radiator.



BEDROOM ONE

9'9" x 10'8" [2.99m x 3.26m]
Central heating radiator, coving to the ceiling, wall mounted thermostat and an archway opening into the dressing area.



DRESSING AREA

6'11" x 10'8" [2.12m x 3.26m]
Range of fitted wardrobes to both walls with chrome handles, downlights

built into the surround, inset spotlights to the ceiling, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear aspect.



OUTSIDE

To the front of the property there is an attractive lawned garden with planted borders and a block paved driveway providing ample off road parking for at least three vehicles with porcelain stone pathway running through a timber gate accessing the side of the property. There is a low maintenance pebbled seating area with timber panelled surround fences and timber gate accessing the enclosed landscaped rear garden. Within the rear garden, there's a porcelain paved area, perfect for entertaining and dining purposes and a low maintenance pebbled rear garden with porcelain paved seating area between raised planted borders with solid stone surround. The rear garden is enclosed by timber panelled surround fences on all three sides. There is a converted garage with UPVC window and door to the side.



GARAGE

Range of base units with laminate work surface over and tiled splash back above, space for an under counter dryer and fridge, ceramic Belfast sink with hot and cold taps and shower attachment over, double outside power socket and light within.

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.