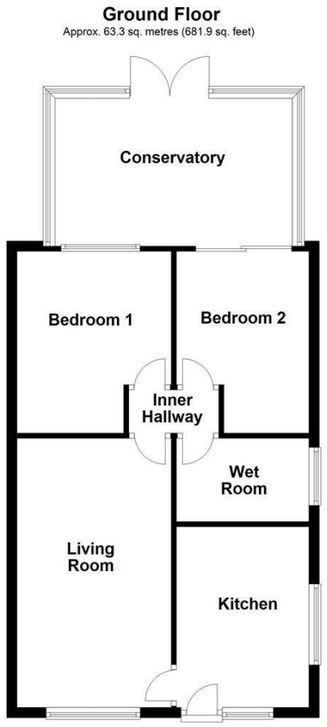


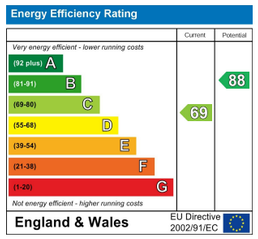
Total area: approx. 63.3 sq. metres (681.9 sq. feet)

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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



5 Kirkdale Drive, Calder Grove, Wakefield, WF4 3PS

For Sale Freehold Offers Over £220,000

Offered to the market with no chain and vacant possession and having been renovated throughout is this two bedroom semi detached true bungalow, situated within the popular residential area of Calder Grove. Offering well maintained and well proportioned accommodation throughout, the property benefits from ample off road parking, a detached garage and low maintenance gardens, making it ideal for those looking to downsize.

The accommodation is accessed via a modern fitted kitchen, which in turn leads through to a spacious living room featuring a marble fireplace. An inner hallway provides access to two double bedrooms and a contemporary wet room. The second bedroom benefits from sliding patio doors opening into a large conservatory, which enjoys power and lighting and offers an additional reception space overlooking the rear garden. Externally, the property enjoys a low maintenance gravelled front garden with established shrubs and planting, alongside a concrete driveway providing off road parking for several vehicles and leading to the detached single garage with manually operated up and over door. The rear garden has been designed with ease of maintenance in mind, incorporating decorative gravelled areas, timber chipped borders and established plants and shrubs, all enclosed by timber fencing.

The property is conveniently positioned close to a range of local amenities and well regarded schools, whilst regular bus services provide easy access to Wakefield city centre and surrounding areas. The M1 motorway network is also only a short distance away, making the property ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate the accommodation, setting and lifestyle opportunity this quality bungalow has to offer. An early viewing is highly recommended.



ACCOMMODATION

KITCHEN
11'5" x 8'4" (3.49m x 2.56m)

Accessed via a UPVC double glazed front entrance door, this modern fitted kitchen incorporates a range of shaker style wall and base units with solid wood work surfaces, matching upstands and tiled splashbacks. There is a stainless steel sink and drainer with chrome swan neck mixer tap, integrated oven and grill, four ring ceramic hob with glass splashback and extractor hood above, space for a freestanding fridge freezer, plumbing and space for a washing machine. The room also benefits from two UPVC double glazed windows enjoying a dual aspect to the front and side elevations, a central heating radiator, inset spotlights to the ceiling, laminate flooring and a regular condensing boiler housed within one of the cupboards.

LIVING ROOM
9'10" x 16'11" (3.01m x 5.16m)

A spacious reception room featuring a bowed UPVC double glazed window overlooking the front aspect, coving to the ceiling, wall lights, central heating radiator and an electric fire set upon a marble hearth with decorative inset and surround. A door leads through to the inner hallway.



INNER HALLWAY
Inset spotlights and coving to the ceiling, loft access and doors leading to the wet room and two double bedrooms.

BEDROOM ONE
12'4" x 9'9" (3.77m x 2.98m)

A double bedroom with inset spotlights and coving to the ceiling, central heating radiator and a UPVC double glazed window overlooking the conservatory.





BEDROOM TWO
12'4" x 8'4" (3.76m x 2.55m)

A double bedroom with coving to the ceiling, central heating radiator and a set of UPVC double glazed sliding patio doors leading through to the conservatory.



CONSERVATORY
9'5" x 15'8" (2.88m x 4.79m)

A versatile additional reception space with laminate flooring, central heating radiator, light and power, UPVC double glazed windows to three sides and a set of UPVC double glazed French doors leading out to the rear garden.



WET ROOM/W.C.
4'10" x 8'2" (1.49m x 2.51m)

Comprising a three piece suite incorporating a low flush W.C., pedestal wash basin with two taps and vanity mirror with integrated LED lighting above, together with an electric shower and shower curtain. The room further benefits from fully tiled walls, wet room flooring, UPVC clad ceiling with inset spotlights, chrome heated towel rail, extractor fan and a frosted UPVC double glazed window to the side aspect.



OUTSIDE
To the front, the property enjoys a low maintenance pebbled garden with planted shrubs and bushes, together with a concrete driveway providing ample off road parking leading to a single detached garage with manual up and over door and an external light. To the rear, the garden is designed for low maintenance and is predominantly pebbled with raised timber sleeper borders and decorative planting. The garden is fully enclosed by timber fencing and enjoys a good degree of privacy.



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.