Richard Kendall Estate Agent

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3 Holmfield Grove, Wakefield, WF2 7AE

For Sale Freehold £190,000

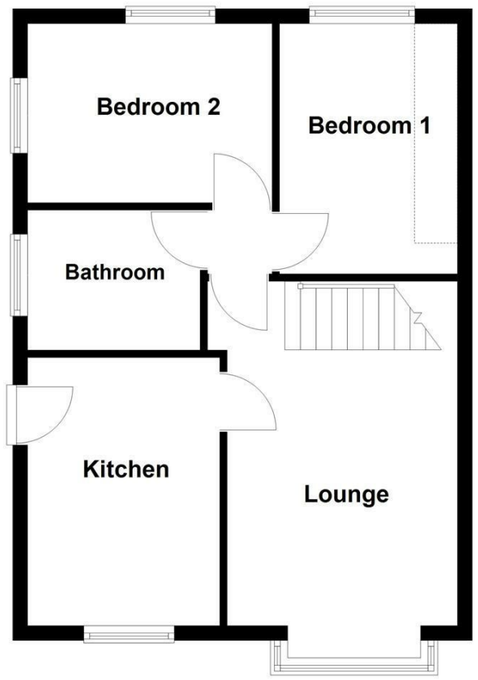
Proudly introduced to the market is this attractive two bedroom semi detached bungalow, ideally positioned in the highly regarded area of Thornes. Offering two generous double bedrooms, low maintenance front and rear gardens and a modern bathroom suite, this home presents an excellent opportunity for those seeking a forever home in a prime location.

The accommodation briefly comprises a side entrance leading into a well equipped kitchen with integrated appliances, flowing into a spacious living room overlooking the front elevation. From the living room, a staircase provides access to the attic room with Velux window, currently utilised for storage. A central hallway gives access to both double bedrooms and the contemporary three piece bathroom suite. Externally, the property features a low maintenance front garden and a concrete driveway providing off street parking for three vehicles. To the rear is an enclosed north-west facing garden, laid with a flagged patio and enclosed by a combination of timber fencing and brick walling, perfect for outdoor dining and relaxation.

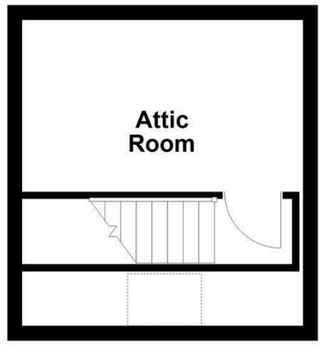
Situated within walking distance of Thornes Park and local amenities, as well as being only a short commute into Wakefield city centre, the property benefits from excellent transport links, including nearby bus services and motorway connections.

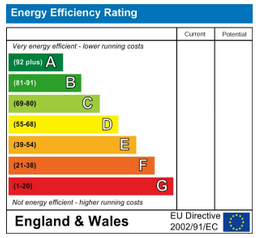
This property is ideally suited to those looking to downsize, professionals, or buyers seeking a well located, well presented home. An early viewing is highly recommended to fully appreciate the accommodation on offer.

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.

ACCOMMODATION

KITCHEN
8'6" x 11'10" (2.61m x 3.63m)

A range of wall and base units with laminate work surfaces, composite sink with mixer tap and drainer, tiled splashback, space and plumbing for a washing machine, and space for an oven and cooker. Integrated fridge, linoleum flooring, UPVC windows to the front and side elevations, central heating radiator and the Baxi combination gas central heating boiler is housed in here.

LOUNGE
12'4" x 18'9" (3.77m x 5.72m)

A spacious lounge with original hardwood floorboards, double glazed UPVC window to the front elevation and central heating radiator. Stairs lead up to the first floor landing with doorway to the inner hallway.

BATHROOM/W.C.
5'8" x 5'6" (1.74m x 1.69m)

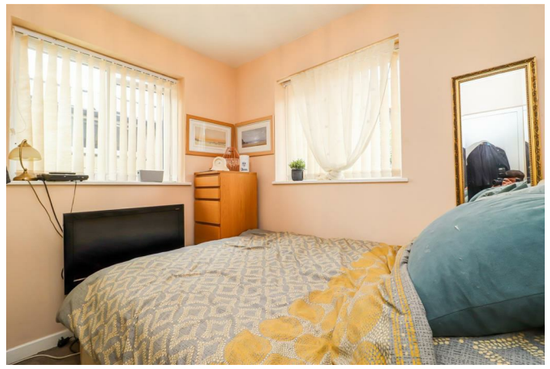
A three piece suite comprising panelled bath, pedestal wash basin with storage cupboards below and mixer tap and a low flush w.c. Floor to ceiling tiling, linoleum flooring, frosted UPVC double-glazed window to the side elevation and central heating radiator.

BEDROOM ONE
11'1" x 7'4" (3.39m x 2.26m)

Original hardwood flooring, UPVC double glazed window to the rear elevation, modern fitted wardrobes and central heating radiator.

BEDROOM TWO
8'3" x 8'3" (2.54m x 2.54m)

Carpeted flooring, UPVC double glazed windows to both the side and rear elevations and central heating radiator.



ATTIC ROOM
12'9" x 12'5" (3.91m x 3.79m)

Currently used for storage, with linoleum flooring, Velux window facing the front elevation and ample eaves space.

OUTSIDE

The property is accessed via a set of cast iron gates, enclosed by timber fencing. To the front there is a concrete driveway providing parking for three vehicles and gravelled area, together with a breeze block shed. A timber gate leads into the rear garden. To the rear of the property, there is a flagged patio area enclosed by timber fencing with brick walling behind. The garden enjoys a north-west facing aspect, ideal for evening sun.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.