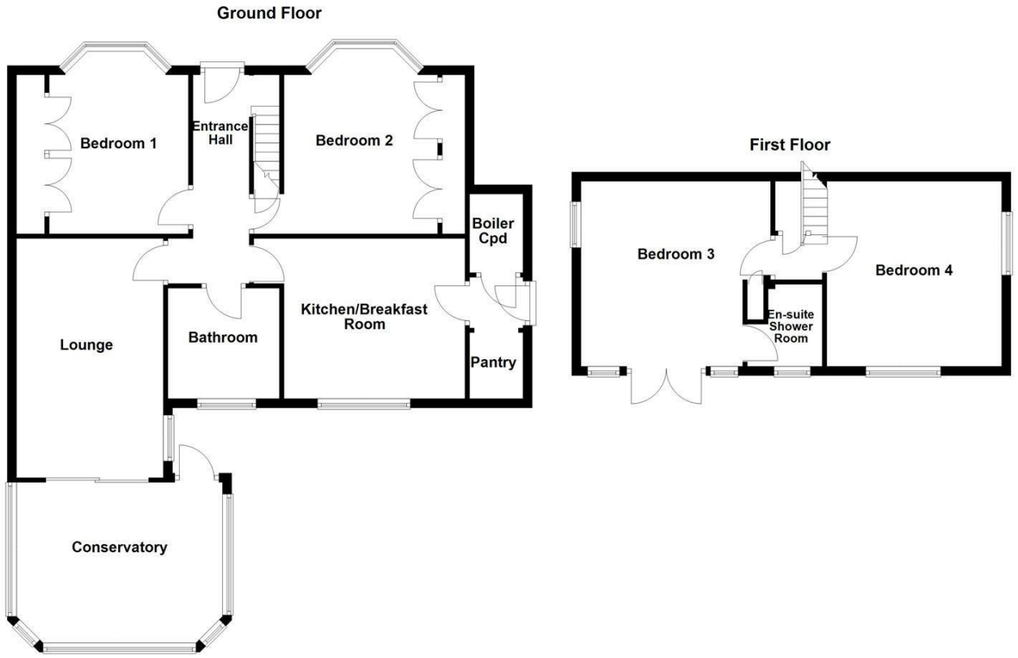
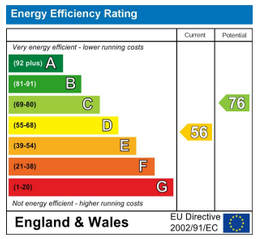


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

28 Rein Road, Morley, Leeds, LS27 0JA

For Sale Freehold Offers Over £430,000

Set back from the main roadside offering deceptively spacious accommodation throughout and boasting a large garden to the rear is this well appointed and versatile four bedroom detached bungalow benefitting from double glazing and gas central heating.

The accommodation comprises of entrance hall, kitchen/breakfast room, lounge, conservatory, two double bedrooms and bathroom. The first floor landing leads to two further double bedrooms (one with en suite shower room). Outside to the front is a small lawned garden area and low maintenance stone flagged garden. Gated access to the driveway providing off street parking leading to the detached with electric door. To the rear is a substantial incorporating flagged patio areas with two feature ponds and outbuildings.

Situated within the sought after area of Morley close to local amenities such as White Rose shopping centre and schools such as Woodkirk Academy close by. There is good access to the motorway network, perfect for those looking to travel further afield.

Offering huge potential to develop or extend further, subject to consent, a fantastic home ideal for the growing family. Offered for sale with no chain and vacant possession, a viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
Entrance door, radiator, delph rack, stairs to the first floor landing, doors to two bedrooms, lounge, kitchen/breakfast room and bathroom.

BEDROOM ONE
13'1" x 9'10" (3.99m x 3.02m)
Hard wood double glazed walk in bay window to the front, bespoke built in wardrobes, coving to the ceiling and radiator.

BEDROOM TWO
13'5" (max) x 10'10" (min) x 13'1" (4.09m (max) x 3.32m (min) x 4.0m)
Hard wood double glazed walk in bay window to the front, built in wardrobes, radiator and storage cupboard.

LOUNGE
17'4" x 10'6" (5.29m x 3.21m)
Gas fire with marble back, hearth and modern surround. Coving to the ceiling, UPVC double glazed window to the side, radiator and UPVC double glazed sliding patio door into the conservatory.

CONSERVATORY
10'7" x 14'7" (3.25m x 4.47m)
Fully UPVC double glazed on a brick built base, radiator, fully tiled floor and UPVC door to the rear.

BATHROOM/W.C.
7'9" x 8'2" (2.37m x 2.5m)
Low flush w.c., wash basin with cupboards under, larger than average jacuzzi style panelled bath with mixer shower over, radiator, hard wood double glazed frosted windows to the rear, fully tiled walls, airing cupboard and tiled effect floor.

KITCHEN/BREAKFAST ROOM
10'10" x 12'5" (3.32m x 3.81m)
Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated double oven and grill, four ring gas hob with filter hood above, drawers over the base units and breakfast bar area. Integrated fridge/freezer, radiator, laminate floor, double glazed window to the rear, display cabinets and spotlights. Door to the side lobby.

SIDE LOBBY
Doors to the side, pantry and boiler room.

FIRST FLOOR LANDING
Doors to two further bedrooms and access into the eaves.

BEDROOM THREE
13'6" x 13'1" (4.14m x 4.0m)
Hard wood double glazed windows to the rear and side, UPVC double glazed French doors onto the balcony, two radiators, fitted wardrobes and dressing table. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'4" x 3'2" (min) x 5'7" (max) (2.26m x 0.98m (min) x 1.72m (max))
Low flush w.c., pedestal wash basin, shower cubicle with electric shower, UPVC double glazed frosted window to the rear, heated chrome towel radiator, fully tiled walls and tiled effect floor.

BEDROOM FOUR
12'9" x 13'8" (3.91m x 4.17m)
Hard wood double glazed window to the side and UPVC double glazed window to the rear. Built in storage, radiator and laminate floor.

OUTSIDE
To the front of the property is a low maintenance stone flagged garden with small lawned garden area with plants and shrubs bordering. There is gated access to the driveway providing ample off street parking leading to the detached concrete sectional garage with electric up and over door. To the rear is a generous sized lawned garden incorporating flagged patio areas, two ponds with timber bridge over, summerhouse, greenhouse, shed and timber framed outhouse, which could be used for a variety of purposes.

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

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.