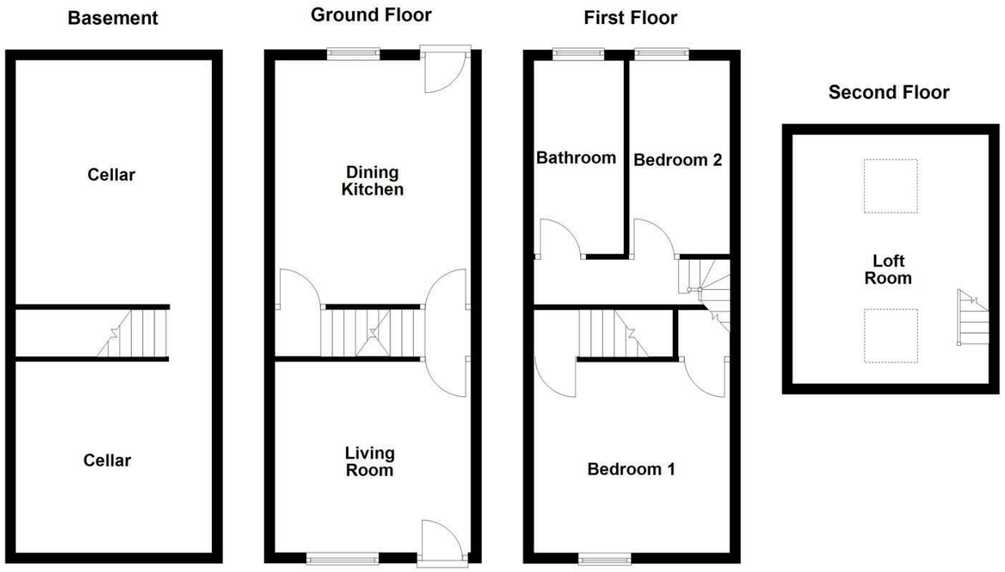

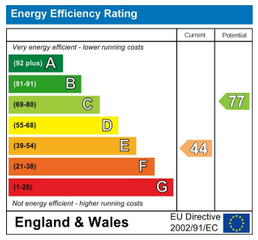

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

10 Primrose Lane, Calder Grove, Wakefield, WF4 3DD

For Sale Freehold £199,950

A beautifully presented two bedroom, cottage style traditional terraced home, further enhanced by a highly useful loft room, situated within this convenient and highly sought after residential location. Offering well proportioned accommodation arranged over three floors and blending character features with modern comforts, the property is ideally suited to first time buyers, couples or those seeking easy access to local amenities and transport links.

Benefiting from gas fired central heating and sealed unit double glazing throughout, the property is approached via a welcoming entrance leading into a well proportioned living room featuring an attractive fireplace. An inner hallway then leads through to a spacious dining kitchen fitted with a comprehensive range of modern units and integrated appliances. Steps lead down to a useful cellar, offering valuable additional storage space. To the first floor, the principal bedroom is positioned to the front of the property, while a further good sized second bedroom and a bathroom fitted with a modern four piece suite are located to the rear. A ladder style staircase provides access to a versatile loft room, suitable for a variety of uses such as a home office or hobby space. Externally, the property benefits from off street parking and a garden area to the front, with a further enclosed garden area to the rear providing additional outdoor space.

The property is situated within a popular residential area on the southern fringe of Wakefield city centre, offering convenient access to a range of local shops, schools and recreational facilities. A wider selection of amenities is available within the city centre itself, which also benefits from a mainline railway station and excellent access to the national motorway network.

Early viewing is recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

LIVING ROOM
12'1" x 11'9" (3.70m x 3.60m)
Entered via a UPVC front entrance door with a window overlooking the front elevation, this attractive reception room features a contemporary style central heating radiator and a charming fireplace. Stairs lead to the first floor landing.

DINING KITCHEN
15'1" x 12'1" (4.60m x 3.70m)
A spacious dining kitchen fitted with a wide range of light wood grain effect wall and base units complemented by laminate worktops and matching splashbacks. Inset acrylic sink unit, space for a slot in electric cooker with glazed splashback and filter hood over, plumbing for a washing machine and integrated fridge and freezer. A double central heating radiator, window and external door to the rear, and access to the cellar head.

CELLAR (FRONT ROOM)
11'5" x 11'5" (3.50m x 3.50m)
Useful cellar space suitable for storage or potential further use, subject to requirements.

CELLAR (REAR ROOM)
14'5" x 11'5" (4.40m x 3.50m)
A further cellar room providing additional storage or potential utility space.

FIRST FLOOR LANDING
Providing access to both bedrooms and the house bathroom.

BEDROOM ONE
12'1" x 11'9" (3.70m x 3.60m)
A generous double bedroom with window to the front elevation, contemporary style central heating radiator and a useful overstairs storage cupboard.

BEDROOM TWO
11'9" x 6'2" (3.60m x 1.90m)
Window overlooking the rear garden and double central heating radiator.

BATHROOM/W.C.
11'9" x 5'6" (3.60m x 1.70m)
Fitted with a modern four piece white and chrome suite comprising panelled bath, separate shower cubicle with twin-head shower and glazed screen, vanity wash basin with cupbords below and low flush w.c.. A frosted window to the rear and double central heating radiator.

LOFT ROOM
14'9" x 11'1" (4.50m x 3.40m)
A versatile loft room featuring two Velux-style roof lights set into the sloping ceilings, double central heating radiator and useful eaves storage cupboards.

OUTSIDE
To the front of the property is a neat paved garden area providing off street parking space with planted borders. To the rear is an enclosed yard style garden with gated access to the rear lane.

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

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.