



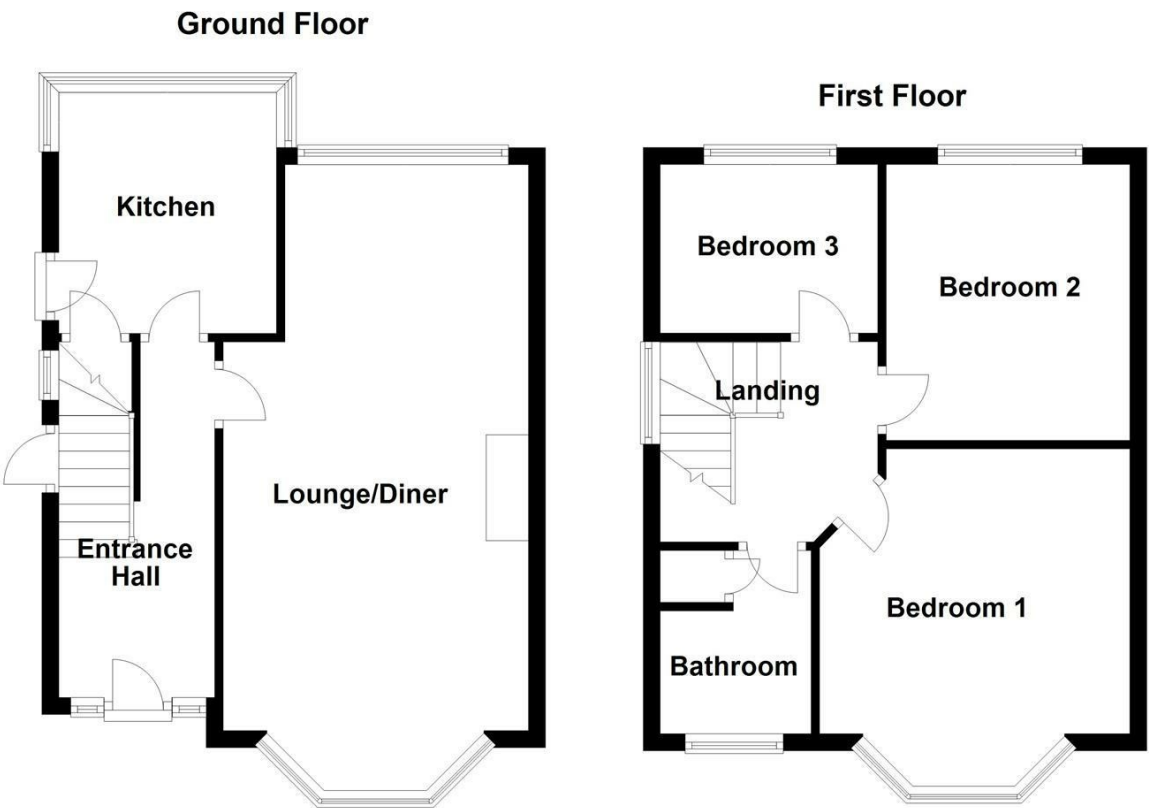
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

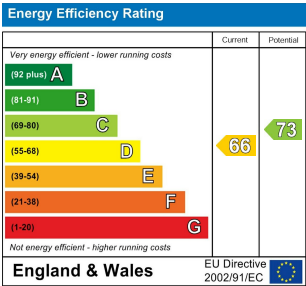


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



37 Lindale Mount, Wakefield, WF2 0BH

For Sale Freehold £220,000

Situated in the sought after village of Wrenthorpe is this three bedroom semi detached house benefitting from spacious accommodation throughout with driveway parking, single detached garage and lawned rear garden.

The property fully comprises of entrance hall, stairs to the first floor landing, a spacious lounge/diner and kitchen with storage cupboard off to complete the accommodation on the ground floor. To the first floor landing there are three well proportioned bedrooms and a three piece suite house bathroom. Bedroom one benefitting from a UPVC double glazed bay window to the front. Outside to the front, there's an attractive lawned garden with planted borders and a paved path leading to the entrance. A paved driveway to the side provides off road parking for three vehicles, with low maintenance pebbled edges, and access to a store cupboard and single detached garage with manual up and over door. The rear features a paved patio ideal for outdoor dining, a lawned garden with planted borders, mature shrubs and trees, and partial timber fencing.

The property is located within the sought after area of Wrenthorpe with main bus routes running to and from Wakefield city centre. The M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

To fully appreciate the quality and appeal of this home, an internal inspection is essential, and early viewing is recommended. Please be advised that buy to let purchasers or investors are not permitted.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door into the entrance hall. Two frosted UPVC double glazed windows to either side of the entrance door, staircase to the first floor landing, central heating radiator, coving to the ceiling. Doors to the lounge/diner and the kitchen.

LOUNGE/DINER

21'10" x 11'10" [max] x 9'6" [min] [6.66m x 3.63m [max] x 2.90m [min]]
UPVC double glazed bay window to the front, UPVC double glazed window to the rear, two central heating radiators, coving to the ceiling. Gas fire with tiled hearth, tiled decorative interior and stone surround with solid wooden mantle over and built in stone TV station.



KITCHEN

11'2" x 8'3" [3.42m x 2.52m]
UPVC double glazed box bay window to the rear, central heating radiator, door to a built in pantry cupboard with a single glazed timber window. A range of wall and base units with laminate worksurface over and tiled splashback above, plumbing and drainage for a washing machine, integrated twin oven and grill with four ring gas hob and cooker hood over, integrated fridge, integrated freezer.

FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, loft access. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'11" x 12'8" [max] x 11'1" [min] [3.64m x 3.88m [max] x 3.38m [min]]
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling.



BEDROOM TWO

9'8" x 10'7" [2.95m x 3.24m]
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.



BEDROOM THREE

7'6" x 8'2" [2.29m x 2.50m]
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.



BATHROOM

5'10" x 7'3" [max] x 5'2" [min] [1.78m x 2.23m [max] x 1.60m [min]]
Frosted UPVC double glazed window to the front, coving to the ceiling, central heating radiator, storage cupboard. Comprising of a three piece suite with a panelled bath with two taps, electric shower over, low flush W.C., pedestal wash basin with two taps.



OUTSIDE

To the front of the property there is an attractive lawned garden with a planted border with a paved pathway running to the front entrance door. To the side of the property, a paved driveway runs down to the rear with low maintenance pebbled edges and providing off road parking for three vehicles and leading to a door into a store cupboard and a single detached garage with a manual up and over door. To the rear of the property there is a paved patio area, perfect for outdoor dining and entertaining purposes, an attractive lawned garden with planted borders, mature shrubs and trees and partial timber fencing surrounding.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"The property has been in the same family for over 60 years and benefits from being located in a well established neighbourly community. Strictly no buy to let or investors."