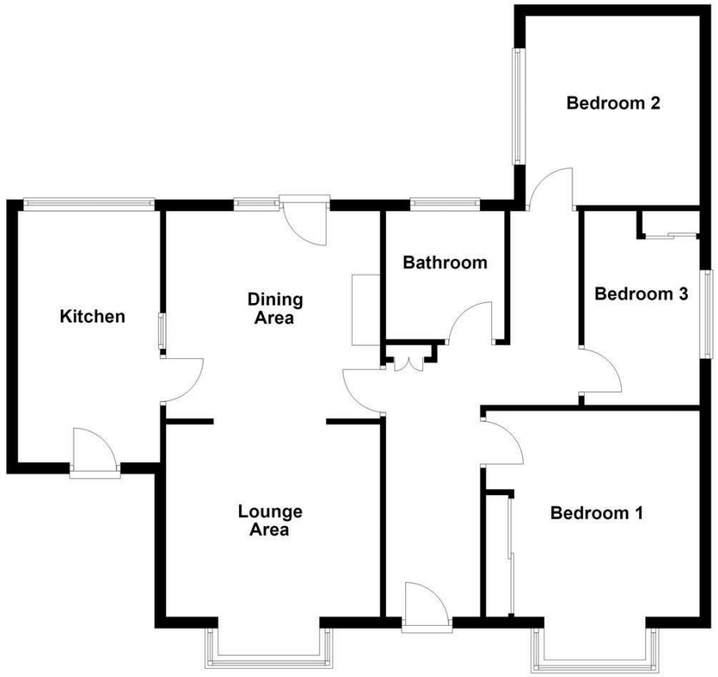
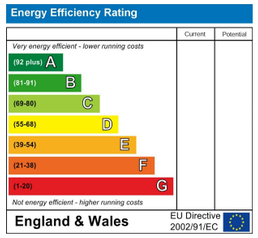
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 91.8 sq. metres (988.6 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.

78 Hollin Lane, Calder Grove, Wakefield, WF4 3DF

For Sale Freehold £315,000

Situated within a popular residential area is this well proportioned three bedroom detached true bungalow, occupying a generous plot with attractive gardens, ample off road parking and excellent potential for modernisation, making it an ideal opportunity for a range of buyers.

The accommodation briefly comprises a welcoming entrance hall, a spacious and light filled lounge diner, a fitted kitchen, three well proportioned bedrooms and a family bathroom. Externally, the property enjoys a generous yet low maintenance front garden together with a driveway providing ample off road parking, leading to a detached single garage. To the rear is a beautifully established and private enclosed garden, offering an excellent space for outdoor relaxation and entertaining.

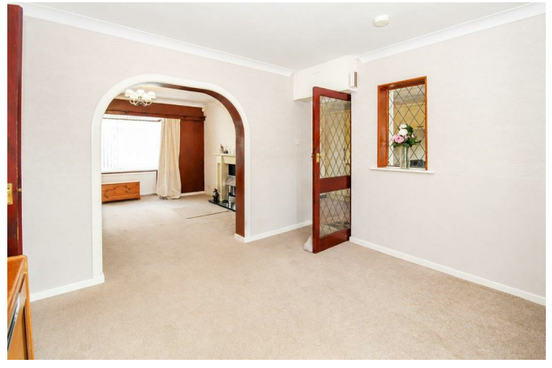
The property occupies a desirable residential location, conveniently positioned close to a range of local amenities, shops and schools, whilst Wakefield city centre is only a short distance away. Excellent access to the M1 motorway also makes the property particularly attractive to commuters.

Requiring a degree of modernisation, the property offers excellent scope for buyers to update and personalise to their own tastes. An early viewing is highly recommended to fully appreciate the space, potential and setting this fantastic bungalow has to offer.

ACCOMMODATION

ENTRANCE HALL
Entered via a composite double glazed front entrance door. The entrance hall benefits from a central heating radiator, built in storage cupboard, alarm system, loft access, coving to the ceiling and carpeted flooring. Doors provide access to the lounge/diner, three bedrooms and the house bathroom.

DINING AREA
10'11" x 12'2" (3.35m x 3.72m)
A pleasant dining space with a rear facing UPVC double glazed stable style door opening onto the rear garden, adjacent UPVC double glazed window, wall mounted electric heater, built in alcove storage and coving to the ceiling. An open archway leads through to the lounge, whilst a timber glazed door with matching side window provides access to the kitchen.



LOUNGE
11'2" (max) x 12'5" (3.41m (max) x 3.8m)
UPVC double glazed bay window to the front, central heating radiator, opening into the dining area.

KITCHEN
7'6" x 14'4" (2.29m x 4.37m)
Fitted with a range of wall and base units incorporating a stainless steel one and a half bowl sink and drainer. The kitchen also benefits from an electric oven, electric hob with extractor hood above, integrated under counter fridge, space for an automatic washing machine, tiled splashbacks, vinyl flooring, rear facing UPVC double glazed window and a composite double glazed side entrance door.

BEDROOM ONE
11'10" plus bay x 12'7" (3.63m plus bay x 3.84m)
A spacious double bedroom with a front facing UPVC double glazed leaded bay window, central heating radiator and a range of fitted bedroom furniture.

BEDROOM TWO
9'11" x 10'11" (3.03m x 3.35m)
A well proportioned bedroom with a side facing UPVC double glazed window and central heating radiator.

BEDROOM THREE
6'9" x 10'10" (2.08m x 3.32m)
With a side facing UPVC double glazed window, central heating radiator and fitted bedroom furniture.

BATHROOM/W.C.
6'6" x 7'0" (1.99m x 2.15m)
Fitted with a three piece suite comprising a panelled bath with mains fed shower and glazed screen, vanity wash hand basin and concealed cistern low flush W.C. The room also benefits from tiled walls and flooring, a rear facing obscured UPVC double glazed window and a central heating radiator.

OUTSIDE
To the front of the property is a generous low maintenance garden, predominantly paved with a gravelled area ideal for potted plants. A driveway provides off road parking and leads to a detached single garage with an up and over door. To the rear is an attractive enclosed garden featuring a paved patio seating area, lawn and an abundance of mature shrubs, plants and trees. The garden is enclosed by established hedging and further benefits from a useful storage shed, greenhouse and an ornamental water feature, creating a private and relaxing outdoor space.

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

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.