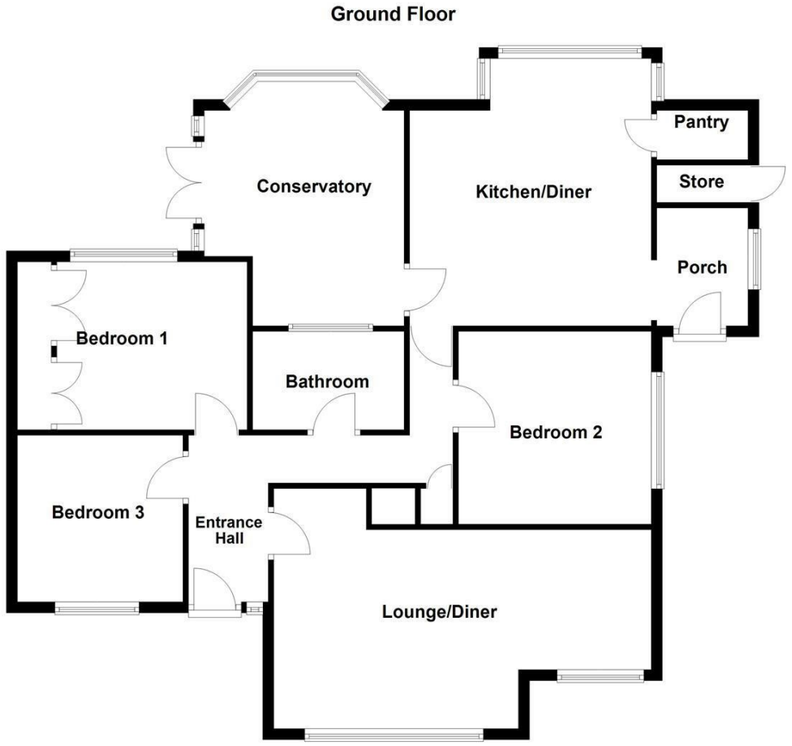
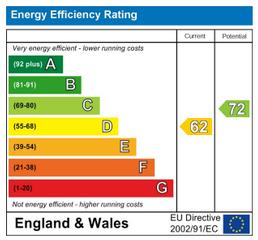




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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PONTEFRACT & CASTLEFORD 01977 798 844



276 Potovens Lane, Wrenthorpe, Wakefield, WF2 0QG

For Sale Freehold £420,000

Occupying a generous plot and set back from the main roadside, this substantial three bedroom detached bungalow is well maintained throughout and benefits from gas central heating and double glazing.

The accommodation comprises an entrance hall, lounge/diner, kitchen/diner, three double bedrooms, and a modern family bathroom. Off the kitchen/diner, there is a doorway leading to an entrance porch which features a glazed front door, a double glazed frosted UPVC side window, a coved ceiling, and tiled flooring. Outside, there are attractive lawned gardens to the front and rear, along with gated access to a block paved driveway providing off road parking and leading to a large detached garage with an up and over door.

The property is well situated for local amenities, including shops and schools, and is served by multiple nearby bus routes. It also offers good access to the wider motorway network. Available for sale with no onward chain, the bungalow provides an ideal opportunity for a growing family or those looking to downsize. The plot also offers further potential to extend or develop, subject to the necessary consents.



ACCOMMODATION

ENTRANCE HALL
Entrance door with a UPVC double glazed window panel leading into the entrance hall. Loft access, coving to the ceiling, two central heating radiators. Doors to the lounge/diner, three bedrooms, kitchen/diner, and bathroom, along with a storage cupboard.

LOUNGE/DINER
22'8" x 14'1" (max) x 7'7" (min) (6.93m x 4.30m (max) x 2.32m (min))
Two UPVC double glazed windows to the front, two central heating radiators, coving to the ceiling.



KITCHEN/DINER
14'10" x 15'7" (max) x 13'1" (min) (4.54m x 4.75m (max) x 3.99m (min))
UPVC double glazed windows to the front, rear and side, central heating radiator, spotlights, opening into the porch. Doors to the pantry and conservatory. Fitted with light gloss wall and base units, feature granite work surfaces and splashbacks, stainless steel sink with drainer and mixer taps, five ring gas hob with stainless steel extractor hood above. Integrated dishwasher, integrated grill and double oven, integrated fridge and freezer.

CONSERVATORY
16'2" x 10'9" (max) x 8'2" (min) (4.94m x 3.30m (max) x 2.49m (min))
UPVC double glazed windows to the rear and sides, French doors to the rear garden.

BEDROOM ONE
11'3" x 9'10" (3.43m x 3.02m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes and fitted dressing table.



BEDROOM TWO
11'0" x 11'0" (3.37m x 3.36m)
UPVC double glazed window to the side, central heating radiator, coving to the ceiling, fitted wardrobes and dressing area to one wall.



BEDROOM THREE
8'11" x 10'1" (2.74m x 3.08m)
UPVC double glazed window to the front, coving to the ceiling.

BATHROOM
5'9" x 8'11" (1.77m x 2.74m)
Frosted UPVC double glazed window to the rear, chrome towel radiator, fully tiled walls and floor. Fitted with a low flush W.C., pedestal wash basin, jacuzzi panel bath with mains shower over.



OUTSIDE
To the front an attractive lawned garden with plants, trees, and shrubs bordering, plus gated access to the block paved driveway. A block paved driveway to the side provides off street parking and access to a double detached garage with up and over door. To the rear is a lawned garden with plants, trees, and shrubs bordering, incorporating a timber patio area. There is also a low maintenance stone flagged garden to the rear.



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.

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.