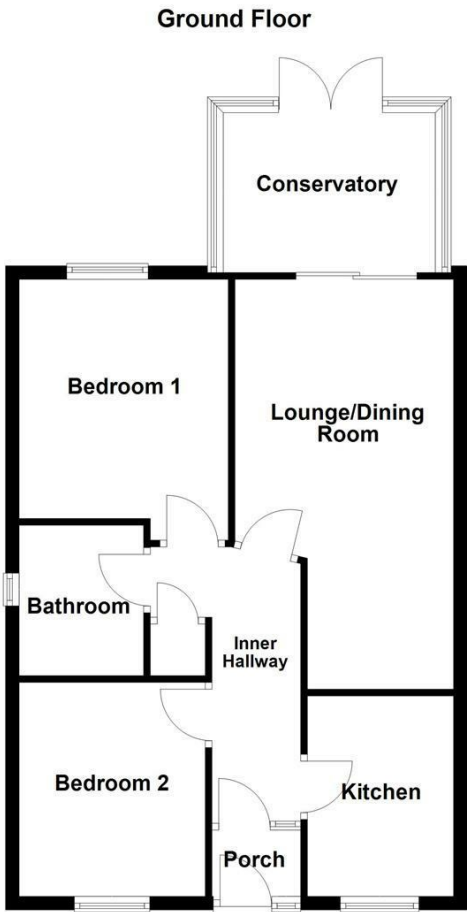


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



47 Howden Way, Eastmoor, Wakefield, WF1 4LL

For Sale Freehold £169,950

Situated on the outskirts of Wakefield city centre, in the popular residential area of Eastmoor, is this well proportioned two bedroom semi detached bungalow. Offering spacious accommodation throughout, the property benefits from generous reception space including a conservatory, gardens to both the front and rear, and ample off road parking. This is a property that will appeal to a wide range of buyers and is certainly not one to be missed.

The accommodation briefly comprises an entrance porch leading into the inner hallway, which provides loft access and doors to the kitchen, lounge/dining room, two bedrooms, the house bathroom, and a useful storage cupboard housing the water tank. The lounge/dining room provides access through to the conservatory, which overlooks the rear garden. Externally, to the front of the property is a lawned garden with planted borders of mature shrubs and flowers, enclosed by fencing. A pebbled and paved driveway provides off road parking for several vehicles and runs along the side of the property, leading to a single detached garage with an up-and-over door and power supply. To the rear is a mainly lawned garden with mature shrub borders and a paved patio seating area, ideal for outdoor dining and entertaining. The garden also offers space for a timber built shed and is fully enclosed by timber fencing, making it ideal for those with children or pets.

The property is conveniently located within walking distance of local shops and schools, with further amenities available slightly further afield in Wakefield city centre. There are regular local bus routes nearby, and Wakefield benefits from two train stations providing connections to Leeds, Manchester, and London. The M62 motorway network is also only a short drive away, making the property ideal for commuters.

This property would make an excellent purchase for a variety of buyers, particularly those looking to downsize and enjoy single level living whilst remaining close to local amenities. Early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE PORCH

A frosted stained UPVC double glazed door leads into the entrance porch, with a further internal door providing access to the inner hallway.

INNER HALLWAY

The inner hallway provides loft access with a curved ceiling and spotlights, a dado rail, central heating radiator, and doors leading to the kitchen, lounge/dining room, two bedrooms, bathroom, and a storage cupboard housing the water tank.

KITCHEN

9'8" x 7'1" [2.95m x 2.16m]

UPVC double glazed door to the front, coving to the ceiling, and a range of wall and base units with laminate work surfaces over. There is a composite 1 1/2 bowl sink and drainer with mixer tap and tiled splashback, space for a cooker, space for a fridge and freezer, and plumbing for a washing machine.

LOUNGE/DINING ROOM

19'1" x 10'8" [max] x 7'1" [min] [5.83m x 3.26m [max] x 2.18m [min]]

A spacious reception room with sliding patio doors leading to the conservatory, curved ceiling with partial spotlighting, two central heating radiators, and an electric fireplace with tiled hearth and wooden mantel surround.



CONSERVATORY

7'9" x 10'2" [2.38m x 3.12m]

Surrounded by UPVC double glazed windows with French doors opening out to the rear garden.



BEDROOM ONE

10'2" x 12'7" [max] x 10'10" [min] [3.10m x 3.85m [max] x 3.32m [min]]

UPVC double glazed window overlooks the rear, with a central heating radiator and a range of fitted wardrobes and storage units.



BEDROOM TWO

10'4" x 9'0" [3.16m x 2.75m]

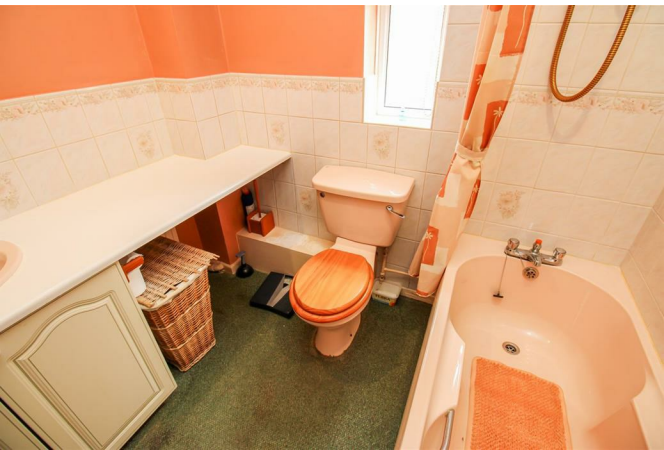
UPVC double glazed window to the front, central heating radiator, and fitted wardrobes with additional storage units.



BATHROOM

7'3" x 6'1" [2.22m x 1.87m]

Fitted with a frosted UPVC double glazed window to the side, central heating radiator, low flush WC, ceramic wash basin set within a storage unit with mixer tap and laminate work surface, and a panelled bath with mixer tap and electric shower attachment. The walls are part tiled.



OUTSIDE

To the front of the property is a lawned garden with planted borders containing mature shrubs and flowers, enclosed by fencing. A driveway runs along the side of the property, finished in pebble paving, providing off road parking for several vehicles and leading to a single detached garage with up-and-over door and power supply. To the rear is a lawned garden with mature shrub borders and a paved patio seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing, making it suitable for children and pets, and also provides space for a timber built shed.



COUNCIL TAX BAND

The council tax band for this property is B.

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.