Richard Kendall Estate Agent

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

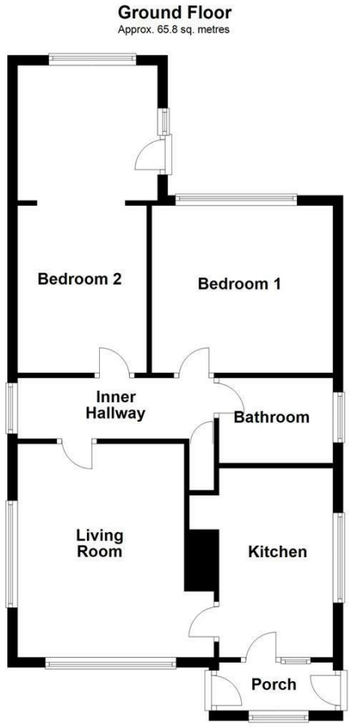
For Sale Freehold £295,000

Enjoying an elevated position with far reaching views over open fields is this well presented two bedroom detached bungalow, benefitting from ample off road parking, a garage and a larger than average rear garden.

The accommodation briefly comprises an entrance porch, fitted kitchen, spacious living room and an inner hallway leading to two bedrooms, with bedroom two currently utilised as a sitting room, and a house bathroom. Externally, to the front there is a generous driveway providing off road parking for several vehicles and leading to a detached garage. To the rear, the property boasts an attractive and well maintained garden incorporating an L-shaped paved patio, a lawned area, timber shed and summer house. A raised composite decked seating area takes full advantage of the pleasant open views beyond.

Situated in the sought after area of Calder Grove, the property is well placed for local amenities and regular bus routes to and from Wakefield city centre. The M1 motorway is also a short distance away, making it ideal for those commuting further afield.

Only a full internal inspection will fully reveal all that this quality home has to offer. Early viewing is highly recommended.



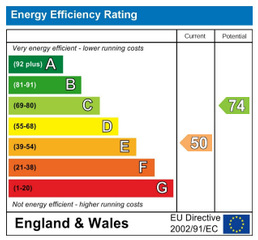
Total area: approx. 65.8 sq. metres

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.

ACCOMMODATION

ENTRANCE PORCH
A composite front entrance door leads into the porch, which has a central heating radiator, UPVC double glazed window to the front aspect and a further UPVC door leading into the kitchen.

KITCHEN
12'4" x 7'6" (3.78m x 2.29m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, space for a freestanding oven and grill, plumbing for a washing machine and dishwasher, and space for an under counter fridge or freezer. UPVC double glazed window to the side elevation and boiler housed within a cupboard.

LIVING ROOM
12'9" x 13'9" (3.90m x 4.21m)
Dual aspect room with UPVC double glazed windows to the front and side elevations, central heating radiator and gas fire with marble hearth and surround. Timber door through to the inner hallway.

INNER HALLWAY
Central heating radiator, UPVC double glazed window to the side and doors leading to two bedrooms, the house bathroom and a storage cupboard.

BATHROOM/W.C.
7'3" x 5'2" (2.21m x 1.60m)
Modern three piece suite comprising panelled bath with mixer tap, pedestal wash basin and low flush WC. Fully tiled walls, chrome heated towel radiator, inset spotlights, extractor fan and frosted UPVC double glazed window to the side elevation.

BEDROOM ONE
10'11" x 11'10" (3.33m x 3.61m)
UPVC double glazed window overlooking the rear garden, central heating radiator and coving to the ceiling.

BEDROOM TWO/SITTING ROOM
10'11" (min) x 20'9" max x 8'5" (3.33m (min) x 6.35m max x 2.58m)
A versatile room currently used as a second sitting room, with two UPVC double glazed windows to the rear and side, UPVC double glazed door to the garden, two central heating radiators, coving to the ceiling and inset spotlights.

OUTSIDE
Externally, the front of the property offers an L-shaped tarmac driveway providing ample off road parking for several vehicles, along with a low maintenance pebbled area and paved pathway leading to the entrance. The driveway continues down the side to a single detached garage with up and over door and gated access to the rear. To the rear is an attractive and well maintained garden with an L-shaped paved patio, lawned area, timber shed and summer house. A raised composite decked seating area enjoys open views over fields beyond, making it ideal for outdoor dining and entertaining.

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

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.