Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

27 Maltkiln Drive, Bretton, Wakefield, WF4 4LD

For Sale Freehold £220,000

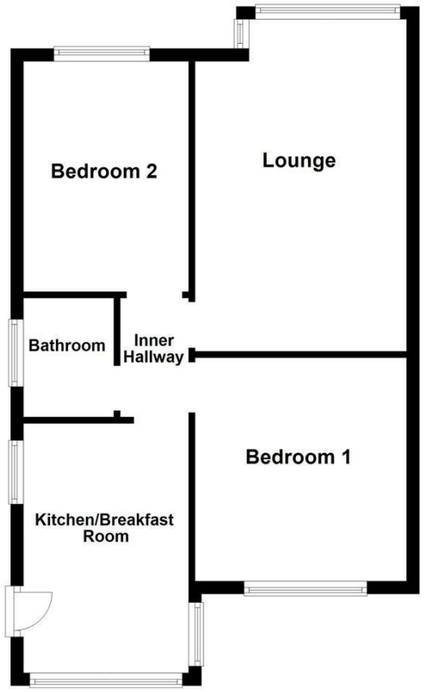
Situated in this popular part of West Bretton is this well maintained two bedroom semi detached bungalow benefitting from UVPC double glazing and oil fired central heating.

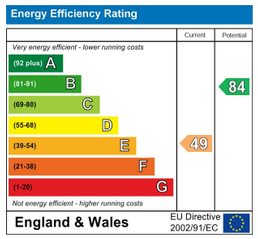
The property fully comprises kitchen/breakfast room, inner hallway, lounge, two double bedrooms and bathroom/w.c. Outside, low maintenance garden to the front and rear with driveway to the side providing off street parking leading to the detached garage.

The property is located with main bus routes running to and from Wakefield, as well as local schools nearby. There is good access to the motorway network for those looking to commute further afield.

Offered for sale with no chain and vacant possession, an ideal home for the working couple or those looking to downsize and an early viewing comes highly recommended.

Ground Floor





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

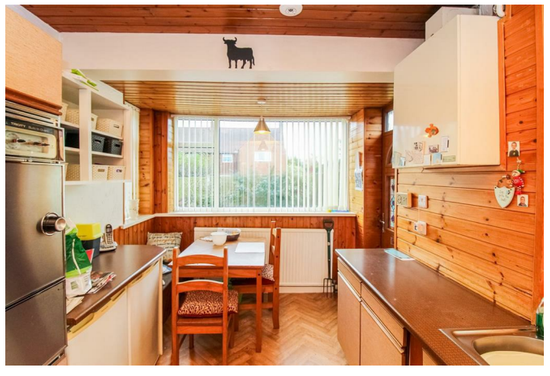
FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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

KITCHEN/BREAKFAST ROOM
13'1" x 8'3" (4.0m x 2.52m)
Composite side entrance door. Work surface over base units with tiled splash back incorporating stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for fridge/freezer, built in oven and grill with four ring electric hob. UPVC double glazed windows to the rear and sides, radiator, wood effect floor and doorway to inner hallway.



HALLWAY
Coving to the ceiling, wood effect flooring and doorways to the lounge, two bedrooms and the bathroom.

BATHROOM/W.C.
6'1" x 5'5" (1.87m x 1.67m)
Low flush w.c., pedestal wash basin, panelled bath, fully tiled walls, UPVC double glazed frosted window to the side, heated towel radiator and wood effect floor.

LOUNGE
10'11" x 16'9" (3.35m x 5.11m)
UPVC double glazed walk in bay window to the front, radiator, coving to the ceiling and electric fire with brick surround and wooden mantle.

BEDROOM ONE
12'2" x 10'11" (3.72m x 3.34m)
UPVC double glazed window to the rear, radiator and wood effect floor.

BEDROOM TWO
11'9" x 8'6" (3.60m x 2.60m)
UPVC double glazed window to the front, loft access, radiator and coving to the ceiling.

OUTSIDE
To the front is a low maintenance pebbled garden and driveway providing ample off street parking leading to a detached garage with swing doors. To the rear is a low maintenance pebbled garden with plants and shrubs bordering incorporating flagged patio.

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.

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.