



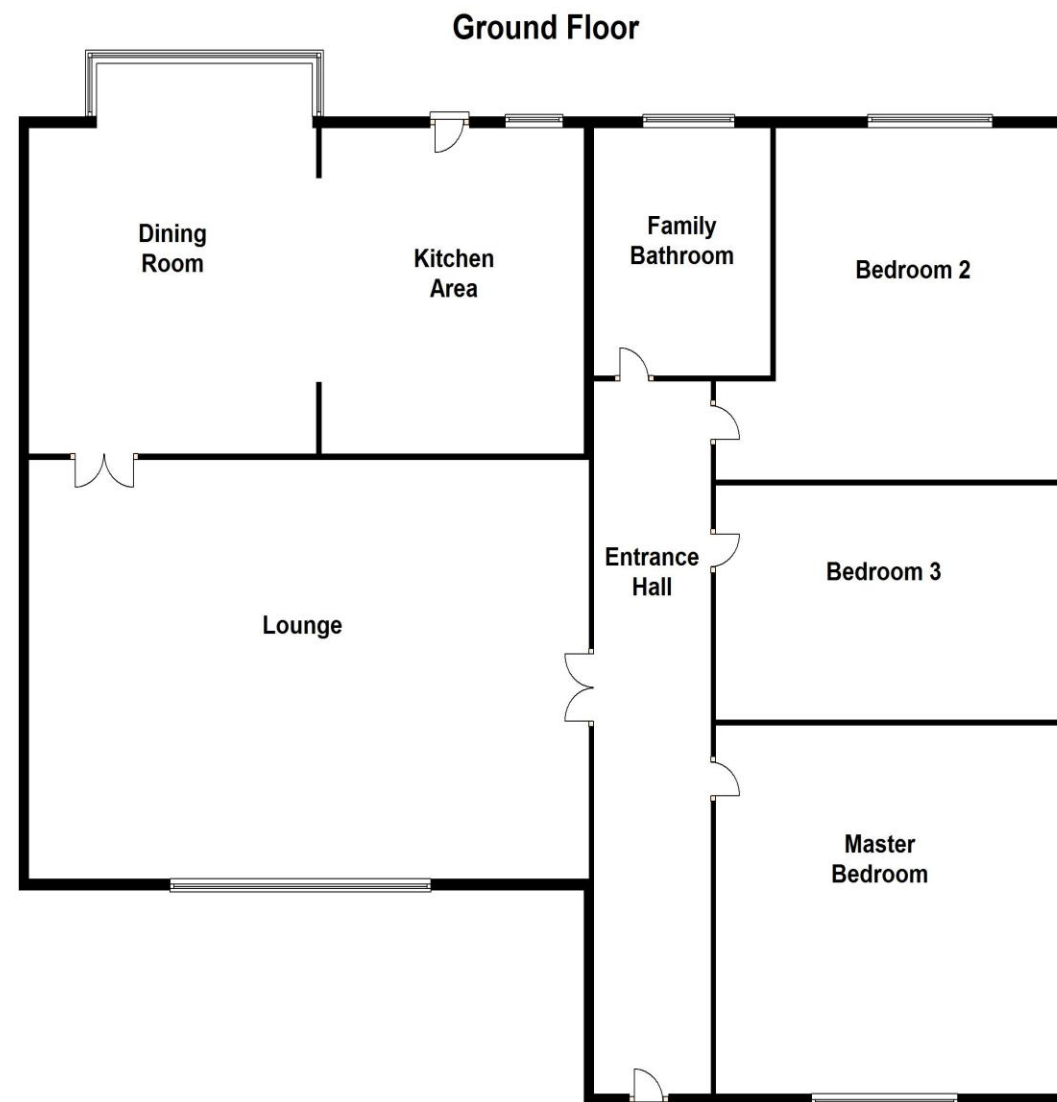
Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

89 Hall Park Avenue, Crofton, Wakefield, WF4 1LT

For Sale Freehold £195,000

Occupying a generous corner plot position is this well maintained three bedroom detached bungalow providing aluminium framed double glazing and gas central heating throughout.

The accommodation comprises of entrance hallway, three well proportioned bedrooms (the master of a particularly good size), bathroom, lounge, dining room and modern kitchen. Outside there are attractive and well presented gardens to all sides incorporating driveway to the rear leading to a brick built detached garage.

Situated in this popular part of Crofton, the property is well placed for local amenities including shops and schools. There are local bus routes nearby travelling to and from Wakefield city centre.

In need of some updating however offering huge potential, the property is offered for sale with no chain involved and immediate vacant possession upon completion. An early viewing comes recommended.

With FIVE local offices all working together to sell your home



OPEN 7 DAYS A WEEK



DINING ROOM

9' 6" x 7' 3" (2.90m x 2.23m) into bay

Aluminium framed double glazed walk-in bay window to the rear, radiator, coving to the ceiling and opening into the modern kitchen.

KITCHEN

7' 3" x 9' 6" (2.22m x 2.91m)

A range of modern fitted wall and base units with laminate work surface over incorporating stainless steel sink and drainer, space for dishwasher, space for fridge, integrated Zanussi oven and grill, four ring gas hob with pull-out filter hood above, built in pantry, part tiled walls, wood effect floor, aluminium framed double glazed window to the rear and rear entrance door.

OUTSIDE

The property occupies a generous sized corner plot with attractive lawned gardens to the front, side and rear. The rear garden incorporated a flagged patio area and is well stocked with an array of mature plants, trees and shrubs. Gates at the rear provide access onto a driveway leading to a brick built detached garage with up and over door, window to the side and side entrance door.



DIRECTIONS

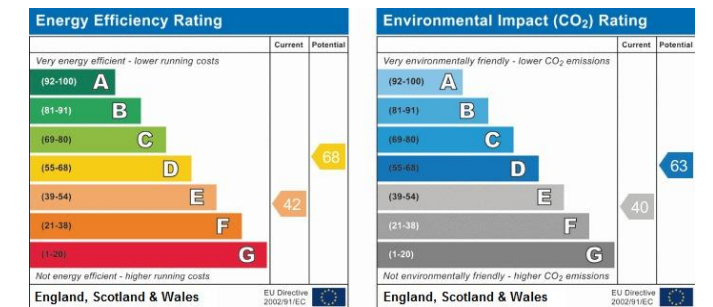
Leave the centre of Wakefield in a south easterly direction along the A638/Doncaster Road, after approx. 3 miles turn right to stay on the A638/Doncaster Road, shortly after turn right onto B6378/Cock Lane, after a short distance take the first left onto Hall Park Avenue and take the second right turning where upon the property can be found indicated by our for sale board.

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 five local offices.



LAYOUT PLANS

These floor plans are available to view online at www.richardkendall.co.uk

ACCOMMODATION

ENTRANCE HALL

Radiator, loft access, airing cupboard and doors leading to three bedroom, bathroom and lounge.

MASTER BEDROOM

11' 11" x 9' 4" (3.64m x 2.85m)

Fitted wardrobes to one wall, aluminium framed double glazed window to the front, radiator and coving to the ceiling.



BEDROOM TWO

10' 10" x 9' 1" (3.31m x 2.79m) max

Aluminium framed double glazed window to the rear, radiator and coving to the ceiling.

BEDROOM THREE

10' 9" x 6' 5" (3.29m x 1.96m)

Radiator and aluminium framed double glazed window to the side.

BATHROOM/W.C.

5' 10" x 5' 8" (1.78m x 1.75m)

Three piece white suite comprising low flush w.c, pedestal wash basin and panelled bath with electric shower over. Fully tiled walls, aluminium framed double glazed frosted window to the rear, radiator and wood effect flooring.

LOUNGE

15' 7" x 12' 7" (4.76m x 3.84m) max

Electric fire on a marble hearth with matching interior and wood surround. Radiator, aluminium framed double glazed window to the front and doors leading into the dining room.

