



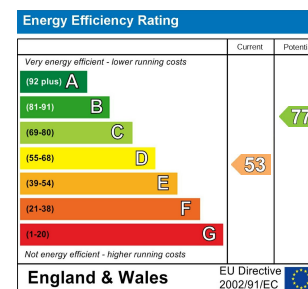
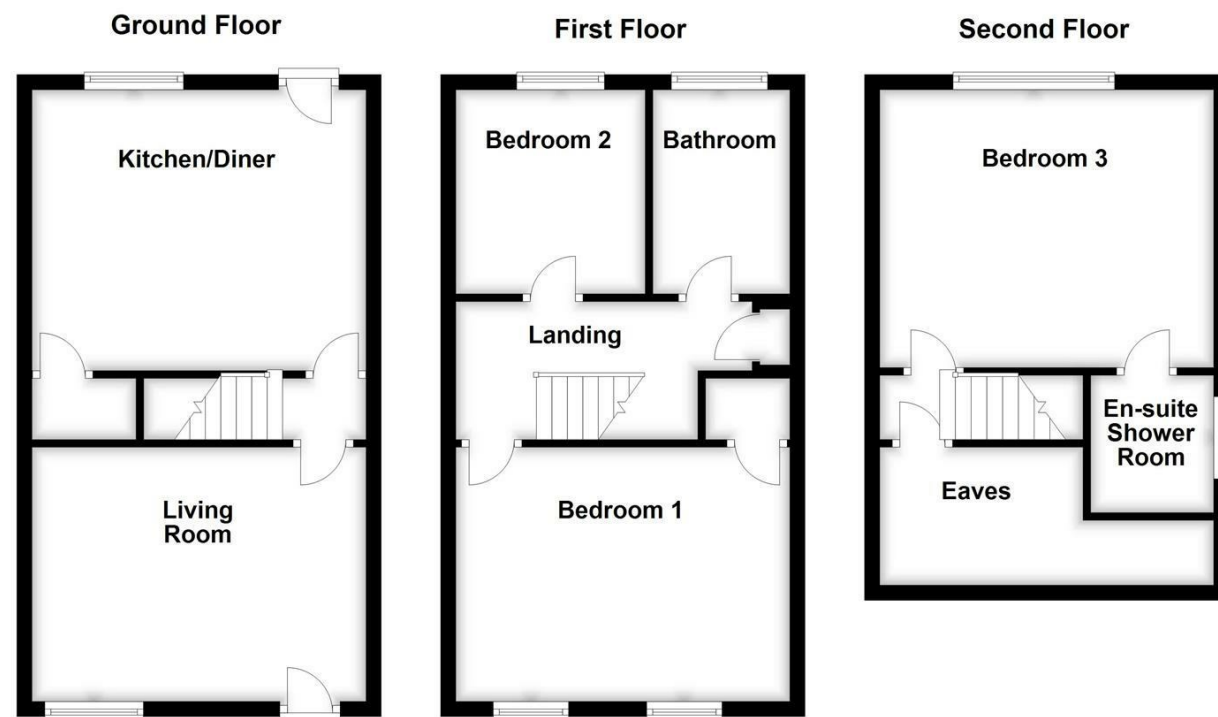
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



**42 Hollin Lane, Calder Grove, Wakefield, WF4 3DG**

**For Sale Freehold £185,000**

Situated in Calder Grove is this superbly presented three bedroom end terrace property benefitting from en suite to the main bedroom and rear garden with far reaching views.

The property briefly comprises of the living room, inner hallway leading to the kitchen/diner with access down to the storage cellar. To the first floor are two bedrooms and the house bathroom/w.c. A further set of stairs lead to the third bedroom with en suite shower room/w.c. Externally there are low maintenance gardens to the front and rear with decked seating area to the rear with far reaching views of surrounding countryside.

The property is ideally located for the motorway network perfect for those looking to commute further afield. Local amenities are nearby including Blacker Hall Farm Shop.

This property could make a superb first time home and is ready to move into. A viewing is highly recommended.



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## ACCOMMODATION

### LIVING ROOM

11'1" x 14'6" [3.38m x 4.44m]

UPVC entrance door, UPVC double glazed window to the front elevation, central heating radiator and wood effect herringbone flooring. Feature gas fireplace with marble and wood surround. Door leading into the inner hallway.



### HALLWAY

Stairs to the first floor landing, central heating radiator and door to the kitchen/diner.

### KITCHEN/DINER

14'5" x 12'2" [4.41m x 3.73m]

UPVC double glazed window and door to the rear elevation. Fitted kitchen with a range of wall and base units with black

laminated work tops, black sink and drainer unit with mixer tap, space for a gas cooker, integrated fridge/freezer, spotlights to the ceiling and door down to the storage cellar.

### CELLAR

Useful storage cellar, could be used for a variety of uses.

### FIRST FLOOR LANDING

Doors to two bedrooms and family bathroom. Built in storage cupboard. Further staircase to the second floor.

### BEDROOM ONE

11'1" x 14'5" [3.39m x 4.41m]

UPVC double glazed windows to the front elevation, two central heating radiators and wood effect flooring. Built in storage cupboard over the stairs.



### BEDROOM TWO

8'11" x 8'3" [2.72m x 2.52m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.

8'10" x 5'5" [2.71m x 1.67m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising inset shower over the bath, vanity wash basin and low flush w.c. Central heating radiator and fully tiled walls and floor.



### BEDROOM THREE

14'3" x 11'11" [4.36m x 3.64m]

UPVC double glazed window to the rear elevation, central heating radiator, spotlights to the ceiling and wood flooring. Access to en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

5'10" x 5'1" [1.8m x 1.57m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap, and low flush w.c. Spotlights to the ceiling and fully tiled.

### OUTSIDE

To the front of the property is a low maintenance yard with side access round to the rear. The garden comprising of a brick patio area with steps leading to decking with bush and shrubbery border with fantastic out reaching views of the surrounding countryside.



### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### 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.