



WAKEFIELD  
01924 291 294

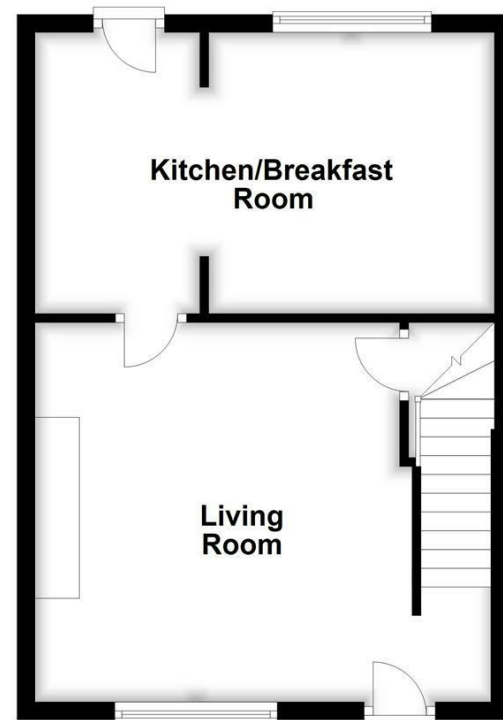
OSSETT  
01924 266 555

HORBURY  
01924 260 022

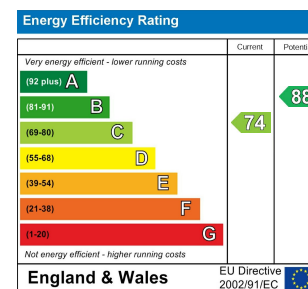
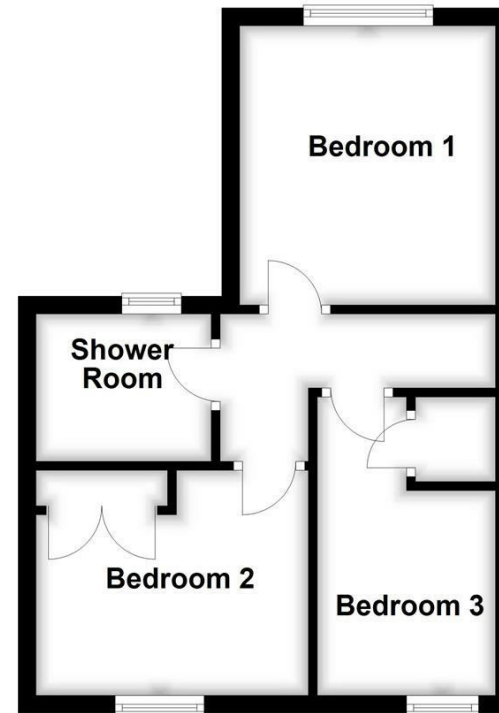
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First 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.



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

**For Sale Freehold £199,995**

Set in this popular residential location is this three bedroom mid terrace property having being maintained to an excellent standard throughout and offering well proportioned accommodation.

The accommodation briefly comprises of the spacious living room and open plan kitchen/breakfast room to the ground floor. To the first floor landing are three good sized bedrooms and modern stylish shower room/w.c. The property benefits from front and rear gardens.

Located within the sought after area of Calder Grove with local bus routes to and from Wakefield city centre and the M1 motorway network is only a short drive away for those looking to commute.

The property is ready to move into and will be sure to appeal to a range of buyers with an internal inspection recommended.





#### ACCOMMODATION

#### LIVING ROOM

15'0" x 16'10" [max] [4.58m x 5.14m [max] ]  
Composite front entrance door, UPVC double glazed window to the front, wood effect flooring, chimney breast with feature alcove, access down to the cellar, double central heating radiator with further single central heating radiator and stairs to the first floor. Timber door to the kitchen/breakfast room.



#### KITCHEN/BREAKFAST ROOM

15'3" x 10'5" [4.66m x 3.18m]  
Fitted range of wall and base units with complementary work surface over incorporating 1 1/2 bowl stainless steel sink and drainer, in built electric

oven with electric microwave, four ring gas hob with stainless steel extractor hood over, integrated fridge/freezer, integrated dishwasher and space and plumbing for an automatic washing machine and dryer. UPVC double glazed window and door to the rear, tiled effect vinyl flooring and loft hatch.

#### FIRST FLOOR LANDING

Doors to three bedrooms and the shower room. Loft access.

#### BEDROOM ONE

10'4" x 9'2" [3.16m x 2.80m]  
UPVC double glazed window to the rear, double central heating radiator and wood effect laminate flooring.



#### BEDROOM TWO

8'8" x 9'11" [max] [2.66m x 3.04m [max]]  
UPVC double glazed window to the front, carpeted flooring, in built wardrobes and central heating radiator.



#### BEDROOM THREE

11'11" [max] x 7'2" [max] [3.64m [max] x 2.20m [max]]  
UPVC double glazed window to the front, double central heating radiator, wood effect laminate flooring and useful storage over the bulkhead.

#### SHOWER ROOM/W.C.

6'8" [max] x 4'5" [max] [2.05m [max] x 1.37m [max]]  
Fully tiled shower room with walk in shower and dual head shower over, vanity wash hand basin and chrome waterfall mixer tap, low flush w.c., chrome heated towel rail, spotlights to the ceiling, extractor fan and UPVC double glazed frosted window to the rear.



#### OUTSIDE

To the front there is a small low maintenance buffer garden. Whilst to the rear the property benefits from a low maintenance enclosed garden with two paved

patio seating areas and gravelled areas. There is gate access to the rear with fence boundaries.



#### 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.