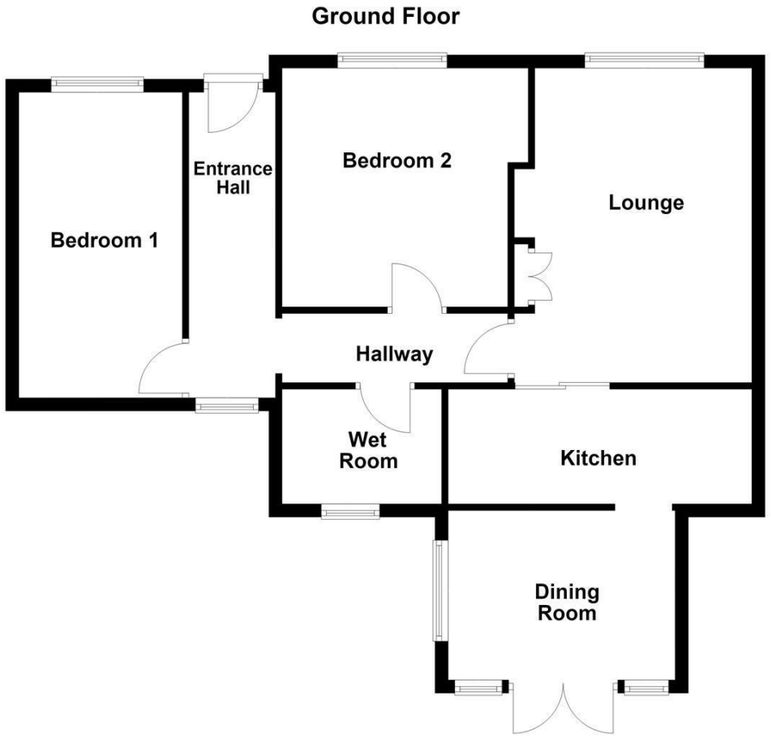
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





44 Lakeside Estate, Ryhill, Wakefield, WF4 2DL

For Sale Freehold £180,000

Occupying a pleasant corner plot position is this well appointed and extended two bedroom semi detached bungalow, offering well proportioned accommodation together with off street parking and low maintenance gardens.

Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hallway leading through to an inner hall, two bedrooms, a contemporary wet room and a spacious lounge. From the lounge, a sliding door provides access into the modern fitted kitchen, which in turn opens through into the extended dining room with French doors leading onto the rear garden. Externally, to the front and side are lawned and low maintenance garden areas together with gated off street parking. To the rear is a flagged garden with planted borders and a useful timber storage shed.

The property is well placed for local amenities including shops and schools, with regular bus services nearby. Offered for sale with no onward chain and vacant possession, the property would make an ideal home for a professional couple or those looking to downsize.

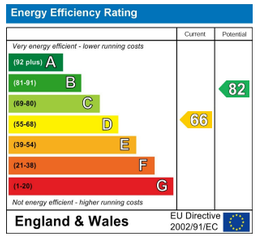
Offered Vacant Possession And No Onward Chain. Only a full internal inspection will truly reveal everything this appealing bungalow has to offer. An early viewing is highly recommended.

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 HALL
UPVC entrance door leading into the entrance hall. Wood flooring, UPVC double glazed window overlooking the rear elevation and central heating radiator. Square archway leading into a further hallway.

INNER HALLWAY
Central heating radiator and loft access. Doors provide access to the lounge, bedroom and wet room. Further access from the main entrance hall leads into bedroom one.

BEDROOM ONE
14'5" x 8'2" (4.41m x 2.49m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



WET ROOM
6'8" x 4'9" (2.05m x 1.45m)
Fitted with a contemporary suite comprising low flush W.C., wash basin set within vanity storage and walk-in shower with mixer shower and mosaic tiled seat. Fully tiled walls and flooring. Chrome ladder style heated towel radiator and inset spotlights. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO
11'3" x 11'0" (3.45m x 3.37m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



LOUNGE
14'7" x 11'10" (4.45m x 3.63m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, wood flooring and wall mounted electric fire. Useful storage cupboard housing the combination boiler. Sliding door leading through into the kitchen.



KITCHEN
15'1" x 5'7" (4.62m x 1.72m)
Fitted with a modern range of wall and base units with work surfaces over. Stainless steel sink and drainer, integrated oven and grill, four ring electric hob with extractor hood above. Space for a fridge, freezer and space and plumbing for a washing machine. Vinyl flooring.
Square archway opening into the dining room.

DINING ROOM
11'2" x 8'6" (3.42m x 2.60m)
UPVC double glazed window overlooking the side elevation. UPVC double glazed French doors opening onto the rear garden with matching glazed side panels. Vinyl flooring and central heating radiator.



OUTSIDE
To the front is a lawned garden with planted shrubs and further low maintenance pebbled garden areas extending around the side. Gated access provides off street parking. The property occupies a corner plot position. To the rear is a low maintenance flagged garden with planted shrub borders. A timber framed garden shed provides useful storage.



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.