



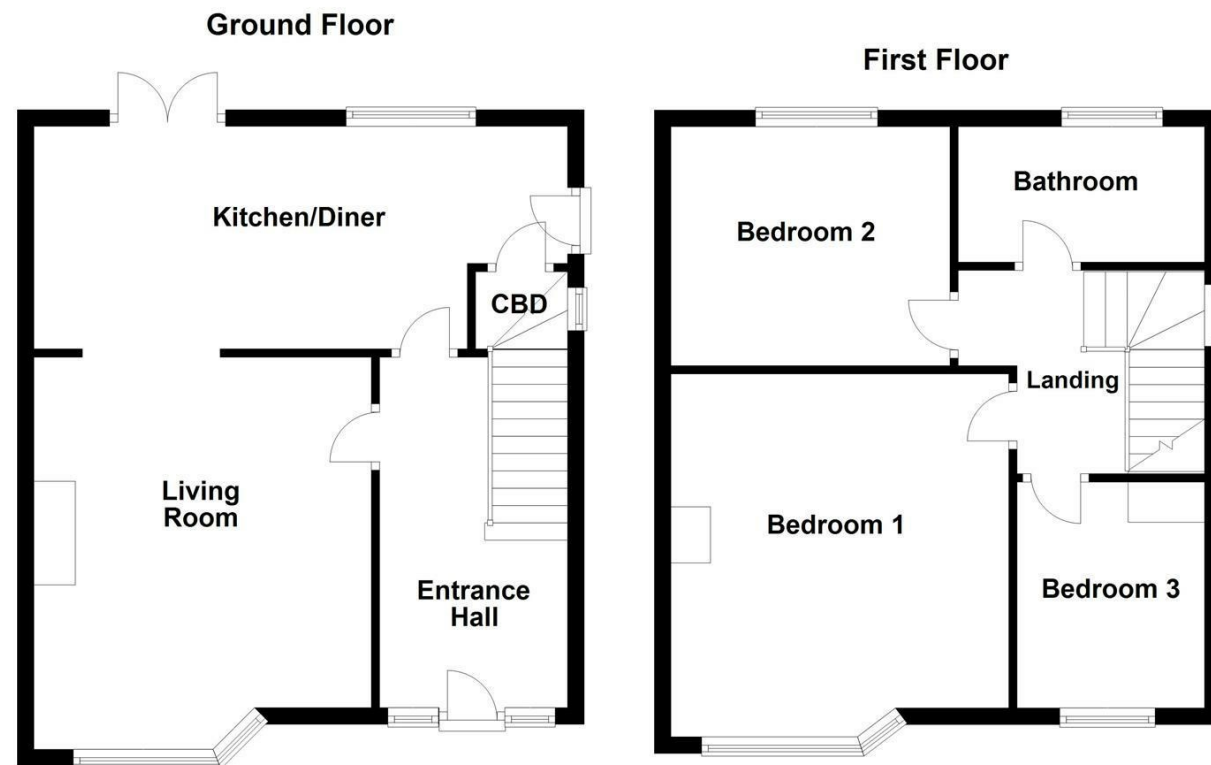
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## 23 Miller Avenue, Sandal, Wakefield, WF2 7DJ

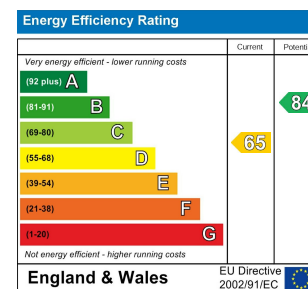
For Sale Freehold £285,000

Nestled into this cul-de-sac location is this recently refurbished three bedroom semi detached property completed to a high standard throughout with well proportioned accommodation, ample off road parking, gardens to the front and rear.

The accommodation briefly comprises of the entrance hall, living room and kitchen diner. To the first floor there is loft access as well as access to three bedrooms and the house bathroom/w.c. Outside, to the front of the property the garden is laid to lawn with planted bed borders, pebbled and tarmac driveway providing off road parking for several vehicles leading to the single detached garage with up and over door. The rest of the rear garden is laid to lawn with bedding areas. Paved patio area perfect for outdoor dining and entertaining.

This property would make an ideal purchase for a range of buyers looking to move to the Wakefield area. It is aptly placed for local amenities such as shops and schools and is also located close to transport links such as the M1 motorway link and both bus routes to and from Wakefield city centre as well as Sandal/Agbrigg train station.

Only a full internal inspection will truly show what is on offer at this quality home and an early viewing comes highly advised.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted pane leading into the entrance hall, UPVC double glazed frosted windows to the front at either side of the door, column central heating radiator, stairs providing access to the first floor landing, doors to the living room and kitchen diner.

### LIVING ROOM

14'8" x 13'4" max x 9'7" [4.48m x 4.08m max x 2.94m]  
Opening into the kitchen diner. UPVC double glazed window to the front, central heating radiator.



### KITCHEN DINER

21'1" x 8'9" max x 5'8" min [6.45m x 2.68m max x 1.75m min]  
Column central heating radiator, UPVC double glazed window to the rear, frosted UPVC double glazed to the side, UPVC double glazed French doors leading to the rear patio area, partial LED spotlighting to the ceiling, door to understairs storage cupboard. A range of modern wall and base units with laminate work surface over, composite sink and drainer with mixer tap, four ring Induction hob and integrated double oven with partial Pyrex splashback and extractor hood over, space and plumbing for a washing machine, integrated fridge freezer, Worcester Combi boiler.



### FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, loft access and doors to three bedrooms and the house bathroom/w.c.

### BEDROOM ONE

13'4" x 14'8" max x 4'7" min [4.08m x 4.48m max x 1.41m min]  
Central heating radiator, UPVC double glazed window to the front.



### BEDROOM TWO

11'0" x 9'4" [3.37m x 2.87m]  
UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

7'5" x 8'11" max x 7'3" min [2.27m x 2.74m max x 2.22m min]  
UPVC double glazed window to the front, central heating radiator.

### HOUSE BATHROOM/W.C.

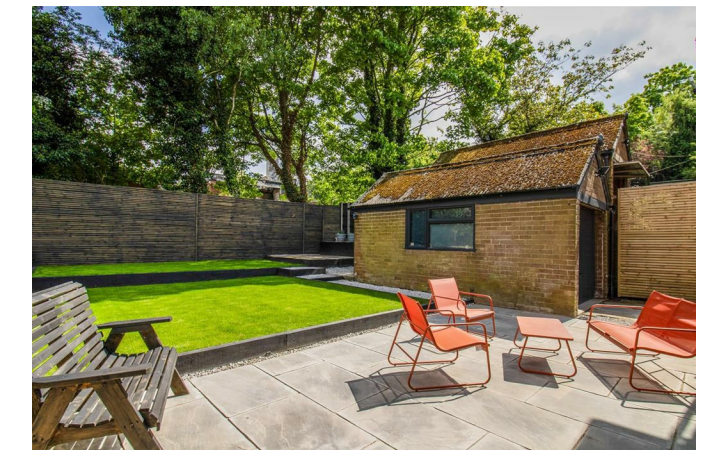
5'10" x 9'6" [1.78m x 2.91m]  
Frosted UPVC double glazed window to the rear, LED spotlighting to the ceiling, chrome ladder central heating radiator, concealed cistern with low flush w.c., wash basin built into storage unit with storage below and mixer tap. Stand alone bath with mixer tap and shower head attachment. Separate shower cubicle with overhead

shower and shower head attachment, which is mains fed with shower screen and is fully tiled.



### OUTSIDE

To the front of the property the garden is laid to lawn with planted bed borders, pebbled and tarmac driveway providing off road parking for several vehicles leading to the single detached garage with up and over door. The rest of the rear garden is laid to lawn with planted beds, paved patio area perfect for outdoor dining and entertaining. Timber fence surround.



### COUNCIL TAX BAND

The council tax band for this property is C

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.