



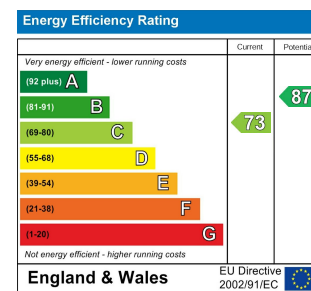
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.

105 Dacre Avenue, Wakefield, WF2 8AH

For Sale Freehold £159,995

Ideal for the first time buyer, couple or family is this spacious three bedroom mid town house benefiting from a modern kitchen diner, three good size bedrooms with built in wardrobes, off road parking, enclosed rear garden, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, spacious kitchen diner, living room, first floor landing, three bedrooms and modern bathroom/w.c. Outside to the front there is off road parking and artificial lawn front garden, whilst to the rear there is a low maintenance enclosed paved rear garden.

The property is located within walking distance to the local amenities and schools nearby. There are local bus routes travelling to and from Wakefield. The M1 motorway is only a short distance away ideal for the commuter looking to travel further afield.

A full internal inspection will reveal all that is on offer and a viewing is recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, UPVC double glazed frosted window to the side, staircase leading to the first floor landing with hand rail, central heating radiator, doors leading to the understairs storage cupboard, kitchen diner and living room.

KITCHEN DINER

10'1" x 16'3" [3.08m x 4.96m]

Two UPVC double glazed windows to the front and rear enjoying a dual aspect, UPVC double glazed door leading into the rear garden, a range of wall and base high gloss units with chrome handles, laminated work surface over and tiled splashback, 1 1/2 sink and drainer with mixer tap, space for a Range cooker, with cooker hood over, central heating radiator, integrated fridge and freezer, integrated dishwasher, double doors to the understairs storage, integrated Hotpoint washer dryer.

LIVING ROOM

10'0" x 16'4" [3.06m x 4.98m]

Two UPVC double glazed windows to the rear, central heating radiator.



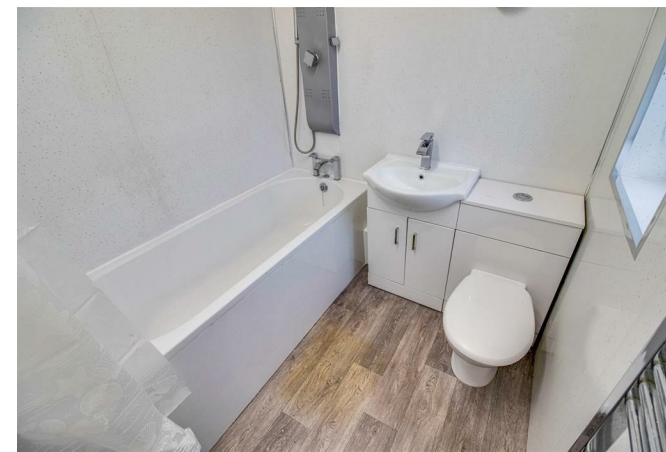
FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access to part boarded loft, doors leading to the bedrooms and bathroom/w.c.

BATHROOM/W.C.

6'5" x 5'11" [1.98m x 1.82m]

Panelled bath with mixer tap and mixer shower having rain shower head, Jacuzzi style jets and pull out shower attachment, low flush w.c. with concealed cistern, wash basin with chrome mixer tap built into high gloss vanity cupboards with chrome handles, chrome ladder style radiator, laminated walls, extractor fan, UPVC cladding and chrome strips to the ceiling, UPVC double glazed frosted window to the front.



BEDROOM ONE

8'2" x 16'4" [2.50m x 4.98m]

UPVC double glazed windows to the front and rear enjoying a dual aspect. Central heating radiator, built in double wardrobe.



BEDROOM TWO

10'6" x 9'9" max x 7'10" min [3.22m x 2.99m max x 2.40m min]

UPVC double glazed window to the rear, central heating radiator, double wardrobe and storage cupboards.



BEDROOM THREE

9'9" x 7'6" max x 6'0" min [2.99m x 2.29m max x 1.84m min]

Central heating radiator, UPVC double glazed window to the rear and built in double wardrobe.

OUTSIDE

To the front of the property there is a paved off road parking space, which is L-shaped with low maintenance artificial lawned garden. Electric car charger point, brick built walls with cast iron railings. To the rear there is a low maintenance paved rear garden with timber panelled fence surrounds and timber gate access. Brick built outhouse with timber single glazed window and door. Outside double power socket. Water point connection.



COUNCIL TAX BAND

The council tax band for this property is A

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.