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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.



WAKEFIELD  
01924 291 294

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01924 266 555

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01924 260 022

NORMANTON  
01924 899 870

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01977 798 844



**2 Park Avenue, Wakefield, WF2 8DS**

**For Sale Freehold Guide Price £350,000**

Occupying a corner plot position is this well proportioned four bedroom end terrace house with close proximity to Wakefield city centre and benefiting from integral garage, driveway parking and low maintenance enclosed garden.

The property briefly comprises of entrance porch leading into entrance hall, living room, dining room, downstairs w.c., kitchen/diner and integral garage. The first floor landing leads to four bedrooms and the house bathroom/w.c. Outside to the front there is a low maintenance buffer garden surrounded by privet hedging. A cast iron gate to the side leads to an Indian stone paved patio area enclosed by timber panelled surround fences. A timber gate provides access onto a block paved driveway providing off road parking with timber shed and double timber gate accessing the roadside.

The property is situated close to Wakefield city centre with all the local amenities including shops and schools it has to offer, as well as Thornes Park within walking distance. For those who wish to commute further afield, Wakefield Westgate train station is only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE PORCH

Solid wooden front entrance door leads into the porch. Laminate flooring, UPVC double glazed window to the side aspect, stained glass single glazed sunlight above the door, ornate coving to the ceiling and solid wooden door with stained glass insert providing access into the entrance hall.

### ENTRANCE HALL

Solid wooden staircase to the first floor landing, laminate flooring, two central heating radiators, dado rail, tall skirting boards, central heating radiator, coving to the ceiling and doors providing access to the living room, dining room, downstairs w.c., kitchen and cellar rooms on the lower ground floor.

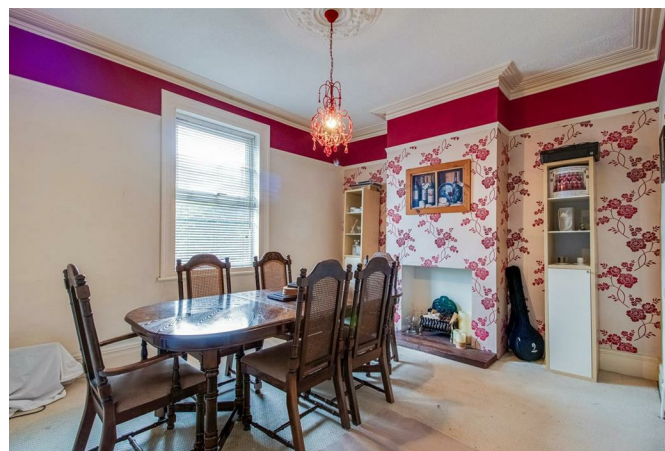
### LIVING ROOM

13'11" x 12'5" [4.25m x 3.79m]  
Laminate flooring, walk in bay window with UPVC double glazed windows overlooking the front aspect, tall skirting boards, detailed ceiling rose, ornate coving to the ceiling and central heating radiator. Marble hearth with marble matching interior and wooden decorative surround.



### DINING ROOM

12'4" x 13'11" [3.78m x 4.26m]  
UPVC double glazed window overlooking the side aspect, detailed ceiling rose, ornate coving to the ceiling, central heating radiator, picture rail and tall skirting boards.



### W.C.

4'8" [max] x 2'7" [min] x 1'4" [1.44m [max] x 0.81m [min] x 4.37m]  
Fully porcelain tiled floor, partial dado rail with half timber clad walls and part tiled walls. Pedestal wash basin with chrome mixer tap, low flush w.c., central heating radiator, UPVC double glazed frosted window overlooking the side aspect, ornate coving to the ceiling, inset spotlights and wall mounted extractor fan. Double doored storage cupboard.

### KITCHEN/DINER

17'7" x 11'1" [5.36m x 3.40m]  
Range of wall and base units with laminate work surface over and tiled splash back above, double stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and dishwasher. Space for a Range cooker, space for a freestanding fridge/freezer, built in wine rack, laminate flooring, central heating radiator and UPVC double glazed windows overlooking the side aspect. UPVC door leading out to the side garden and a timber door providing access into the integral double garage.



### INTEGRAL GARAGE

16'11" x 12'7" [5.18m x 3.84m]  
Electric quarter panelled door to the front and two single glazed sash windows to the side aspect.

### FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the front and side. Central heating radiator, loft access, coving to the ceiling and doors to four bedrooms and house bathroom.

### BEDROOM ONE

13'11" x 12'5" [4.25m x 3.79m]  
UPVC double glazed windows overlooking the front elevation, central heating radiator, ornate coving to the ceiling, picture rail and decorative tiled hearth with decorative Victorian black fireplace.



### BEDROOM TWO

12'5" x 9'6" [3.79m x 2.92m]  
UPVC double glazed window overlooking the side elevation, coving to the ceiling and central heating radiator.

### BEDROOM THREE

9'3" x 11'3" [2.83m x 3.45m]  
Coving to the ceiling, dado rail, central heating radiator and UPVC double glazed window overlooking the rear elevation.



### BEDROOM FOUR

6'9" x 10'2" [2.06m x 3.12m]  
Timber single glazed window overlooking the side elevation, coving to the ceiling, ceiling fan and central heating radiator.

### BATHROOM/W.C

7'6" x 4'1" [first section] 7'2" x 4'9" [second se [2.31m x 1.27m (first section) 2.20m x 1.45m (second)]  
Split into two sections. Three piece suite comprising L-shaped panelled bath with jacuzzi style jets within, L-shaped glass shower screen, mixer tap and separate shower over, low flush w.c. and laminate wash basin with high gloss vanity cupboard and chrome mixer tap. Part tiled walls, fully tiled floor, UPVC double glazed frosted window overlooking the side elevation, two wall lights, coving to the ceiling and grey contemporary radiator.



### OUTSIDE

To the front of the property there are privet hedges bordering the low maintenance buffer garden. To the side of the property there is a cast iron gate providing access onto an Indian stone paved patio wrapping around with timber panelled surround fences on all sides, making it completely enclosed. A timber gate provides access onto a block paved driveway providing off road parking with timber shed and double timber gate accessing the roadside.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.