



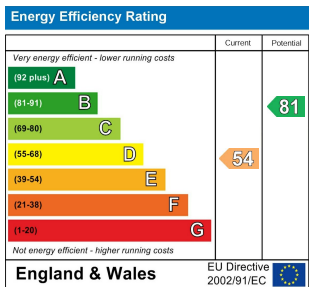
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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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.



**46 Oakwood Avenue, Wakefield, WF2 9JS**

**For Sale Freehold Offers Over £230,000**

Well appointed throughout is this attractive and deceptively spacious extended three bedroom mid terrace property with accommodation spread over three levels and benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, lounge, stunning open plan modern fitted kitchen/breakfast room and downstairs w.c. Stairs to the first floor lead to two double bedrooms, modern bathroom/w.c. and door to further landing area with stairs to bedroom one. Outside, a block paved driveway to the front providing off road parking for two vehicles. To the rear, an attractive large lawned garden incorporating timber decked and stone flagged patio areas, ideal for entertaining purposes.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having great access to the motorway network.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.





#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door. Doors to the lounge and kitchen. Radiator and stairs to the first floor.

##### LOUNGE

13'7" [max] x 12'0" [min] x 12'10" [4.16m [max] x 3.67m [min] x 3.92m] UPVC double glazed window to the front, radiator, exposed floorboards, open fire with attractive surround and tiled hearth. Doors to understairs store and stunning contemporary open plan kitchen/breakfast room.



##### OPEN PLAN KITCHEN/BREAKFAST ROOM

12'7" [max] x 11'4" [min] x 23'7" [3.85m [max] x 3.46m [min] x 7.20m] Contemporary range of white gloss soft close wall and base units with feature quartz work surface over and quartz upstands. Twin Belfast sink, integrated washing machine, integrated dishwasher and integrated dryer. Space for an American style fridge/freezer. Bosch

touch screen electric induction hob with contemporary filter hood above, recess LED ceiling spotlights and double glazed timber framed velux windows. Breakfast bar area with quartz work surface over with audio surround sound, integrated wine cooler and integrated combi microwave and oven and grill. Under plinth lighting, Luxury vinyl flooring, LED skirting lighting, two contemporary portrait radiators, UPVC double glazed windows to the side and French doors to the rear. Door to boiler cupboard with combination boiler and door to downstairs w.c.



##### W.C.

High flush w.c., wash basin, part tiled walls and tiled floor. UPVC double glazed frosted window to the rear.

##### FIRST FLOOR LANDING

Doors to two bedrooms and bathroom. Door to further landing area with stairs to bedroom one located on the second floor.

##### BEDROOM TWO

10'5" [max] x 7'2" [min] x 14'8" [3.18m [max] x 2.20m [min] x 4.48m] UPVC double glazed window to the rear, radiator and laminate flooring.



##### BEDROOM THREE

9'4" [max] x 10'5" [max] [2.85m [max] x 3.20m [max]] UPVC double glazed window to the front and radiator.



##### BATHROOM/W.C.

10'7" [min] x 13'11" [max] x 3'4" [min] x 4'9" [max] [3.23m [min] x 4.25m [max] x 1.04 [min] x 1.45m [max]] Low flush w.c., pedestal wash basin, roll top bath with claw feet, large shower cubicle with mixer shower and separate attachment. Recess ceiling spotlights, UPVC double glazed frosted window to the rear and heated chrome towel radiator.



##### BEDROOM ONE

18'6" x 9'0" [min] x 14'1" [max] [5.66m x 2.76m [min] x 4.30m [max]] UPVC double glazed windows to the rear, radiator and door to store room.



##### OUTSIDE

To the front of the property is a block paved driveway to the front providing off road parking for two vehicles. Large lawned garden to the rear incorporating timber decked and stone flagged patio areas with good sized lawn surrounded by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is B.

##### 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.