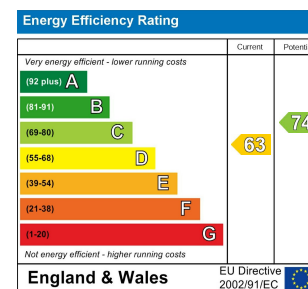




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Total area: approx. 153.5 sq. metres (1652.7 sq. feet)



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.



Avondale Common Lane, East Ardsley, Wakefield, WF3 2EF

For Sale Freehold Offers Over £300,000

Deceptive from the main roadside is this well appointed and spacious three bedroom semi detached house situated on a substantial plot with block paved driveway providing ample off street parking access via secure gates. Benefitting from three bedrooms, two reception rooms and sizable weather tight unfinished extension which has been built under permitted development. Documents can be found under Leeds Planning Portal ref: 19/07654/DHH. In addition there is also planning for the garage to be attached to the property.

With UPVC double glazing and gas central heating, the property briefly comprise of the living room with attractive wood burner stove on a granite hearth, dining room, kitchen and sizable water tight unfinished extension. The first floor landing leads to three bedrooms and the house shower room/w.c. with a spiral staircase leading to the occasional loft room.

Situated in East Ardsley, the property is located close to local amenities and schools, as well as the M1 and M62 motorway links, perfect for those looking to travel further afield. Main bus routes run to and from Wakefield, Leeds and Dewsbury city centres.

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



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ACCOMMODATION

LIVING ROOM

Composite front entrance door, wood burner stove on a granite hearth, laminate flooring, two central heating radiators, open staircase to the first floor landing, doors to the dining room and kitchen. Double timber framed glazed doors which lead into the unfinished extension. Access to the understairs storage cupboard with central heating radiator, UPVC double glazed window to the front and laminate flooring.



DINING ROOM

11'5" x 11'9" [3.50m x 3.60]

UPVC double glazed walk in bay window overlooking the front aspect and central heating radiator.



KITCHEN

7'3" x 15'4" [2.21m x 4.68m]

Range of wall and base units with laminate work surface over and tiled splash back above. Stainless steel sink and drainer with swan neck chrome mixer tap, plumbing for a dishwasher, plumbing for a washing machine, space for a freestanding fridge/freezer, space for a dryer, integrated oven and grill with four ring gas hob with curved cooker hood above. Laminate flooring, central heating radiator, downlights built into wall cupboards, UPVC double glazed window overlooking the side aspect and timber door providing side access. Wall mounted combination condensing boiler.

UNFINISHED EXTENSION

18'10" x 18'10" [5.75m x 5.75m]

Please note the extension is water tight and is currently unfinished. This would need completing by any perspective buyer after completion of the sale.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation and doors providing access to three bedrooms and the house shower room. Spiral staircase leading to the occasional loft room on the second floor.

BEDROOM ONE

11'6" x 9'8" [3.51m x 2.95m]

Curved UPVC double glazed walk in bay window to the front elevation, fitted wardrobes to one wall and central heating radiator.



BEDROOM TWO

11'11" x 10'9" [3.65m x 3.29m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with sliding doors.



BEDROOM THREE

5'3" x 7'5" [1.62m x 2.27m]

Two UPVC double glazed windows overlooking the side elevation and central heating radiator.

SHOWER ROOM/W.C.

9'7" [max] x 7'1" [min] x 8'0" [2.93m [max] x 2.16m [min] x 2.45m]

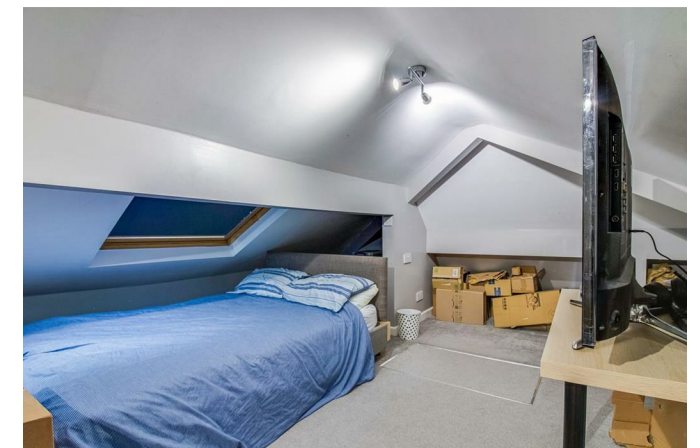
Three piece suite comprising shower cubicle with clear glass sliding door and mixer shower within, low flush w.c. and wash basin with high gloss vanity cupboards, chrome mixer tap and vanity mirror. UPVC double glazed window overlooking the rear elevation, partially tiled walls, inset spotlights to the ceiling, wall mounted extractor fan, chrome ladder style radiator and laminate floor.



OCCASIONAL LOFT ROOM

16'0" x 12'4" [min] x 23'3" [max] [4.90m x 3.76m [min] x 7.10m [max]]

Eaves storage, pitch sloping ceiling, timber double glazed velux window with built in blind overlooking the rear elevation and power and light.



OUTSIDE

To the front the property is accessed via double iron gates providing access onto an L-shaped block paved driveway with lawned garden either side and detached double garage with rear timber extension, water point, power and lighting [currently used as a workshop only]. A wrought iron gate provides access down the side of the property. To the rear is a large paved patio area behind the garage with timber shed and concrete pathway leading to a second paved patio area with greenhouse and planted section, surrounded by timber panelled surround fences and a timber gate to the rear.

COUNCIL TAX BAND

The council tax band for this property is D.

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.