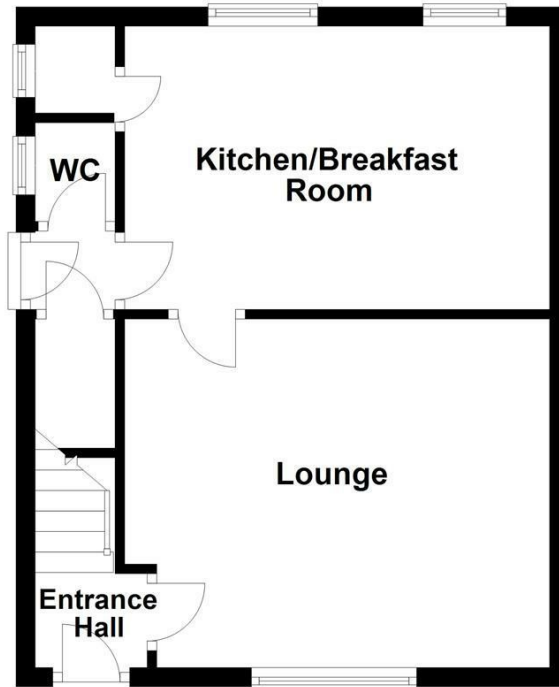


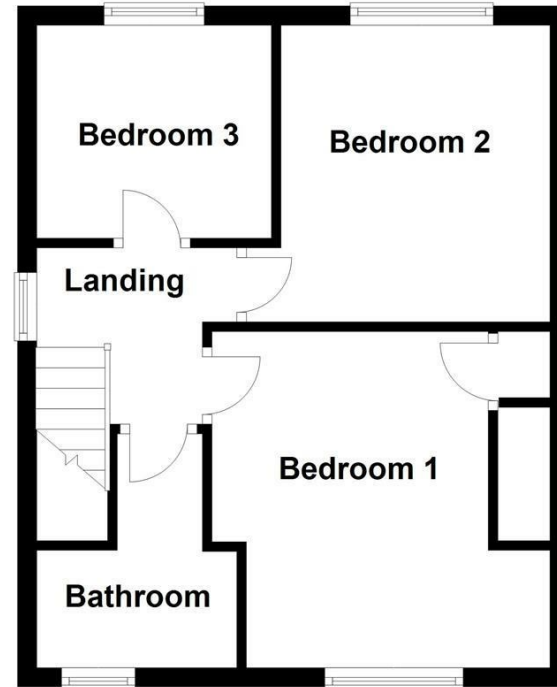


**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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### Ground Floor



### First Floor



## 64 Lindsay Avenue, Wakefield, WF2 8AT

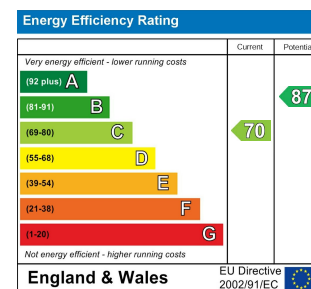
**For Sale Freehold £155,000**

Occupying a pleasant position is this spacious three bedroom semi detached house benefitting from UPVC double glazing and gas central heating radiator.

The accommodation briefly comprises of the entrance hall, lounge, kitchen/breakfast room, side lobby leading to the downstairs w.c. Stairs to the first floor lead to three well proportioned bedrooms and main house bathroom/w.c. Outside, low maintenance pebbled garden to the front providing off street parking for two vehicles. To the rear is a lawned garden with open aspect of fields.

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

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



#### 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\*

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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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#### CONVEYANCING

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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC entrance door, radiator and stairs to the first floor landing. Door leading into the lounge.

##### LOUNGE

11'10" x 14'4" [3.63m x 4.38m]

UPVC double glazed window to the front, radiator, coving to the ceiling and electric fire with marble surround. Door leading into the kitchen/breakfast room.



##### KITCHEN/BREAKFAST ROOM

8'6" x 14'7" [2.60m x 4.46m]

Modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer

taps, space for a cooker, plumbing for a washing machine, space for a fridge and freezer. UPVC double glazed windows to the rear, radiator, laminate floor, drawers down the base units and the boiler is housed in here. Door to pantry cupboard for storage with UPVC double glazed frosted window to the side. Further door to side lobby.



##### SIDE LOBBY

UPVC side entrance door, door to the downstairs w.c. and door to the understairs storage cupboard.

##### W.C.

Low flush w.c., UPVC double glazed frosted window to the side and tiled effect floor.

##### FIRST FLOOR LANDING

UPVC double glazed window to the side, dado rail, loft access and doors to three bedrooms and the bathroom.

##### BEDROOM ONE

10'1" [max] x 9'7" [min] x 9'10" [3.09m [max] x 2.94m [min] x 3.02m]

UPVC double glazed window to the front and radiator.



##### BEDROOM TWO

10'6" [max] x 8'11" [min] x 10'6" [3.21m [max] x 2.73m [min] x 3.22m]

UPVC double glazed window to the rear and radiator.



##### BEDROOM THREE

7'3" x 8'5" [2.21m x 2.57m]

UPVC double glazed window to the rear and radiator.

##### BATHROOM/W.C.

6'9" [max] x 4'6" [min] x 7'9" [2.06m [max] x 1.38m [min] x 2.37m]

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, UPVC double glazed frosted window to the front, dado rail and radiator.



##### OUTSIDE

To the front is a low maintenance pebbled garden to the front providing off street parking for two vehicles. Lawned garden to the rear and side.



##### COUNCIL TAX BAND

The council tax band for this property is A.

##### 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.