



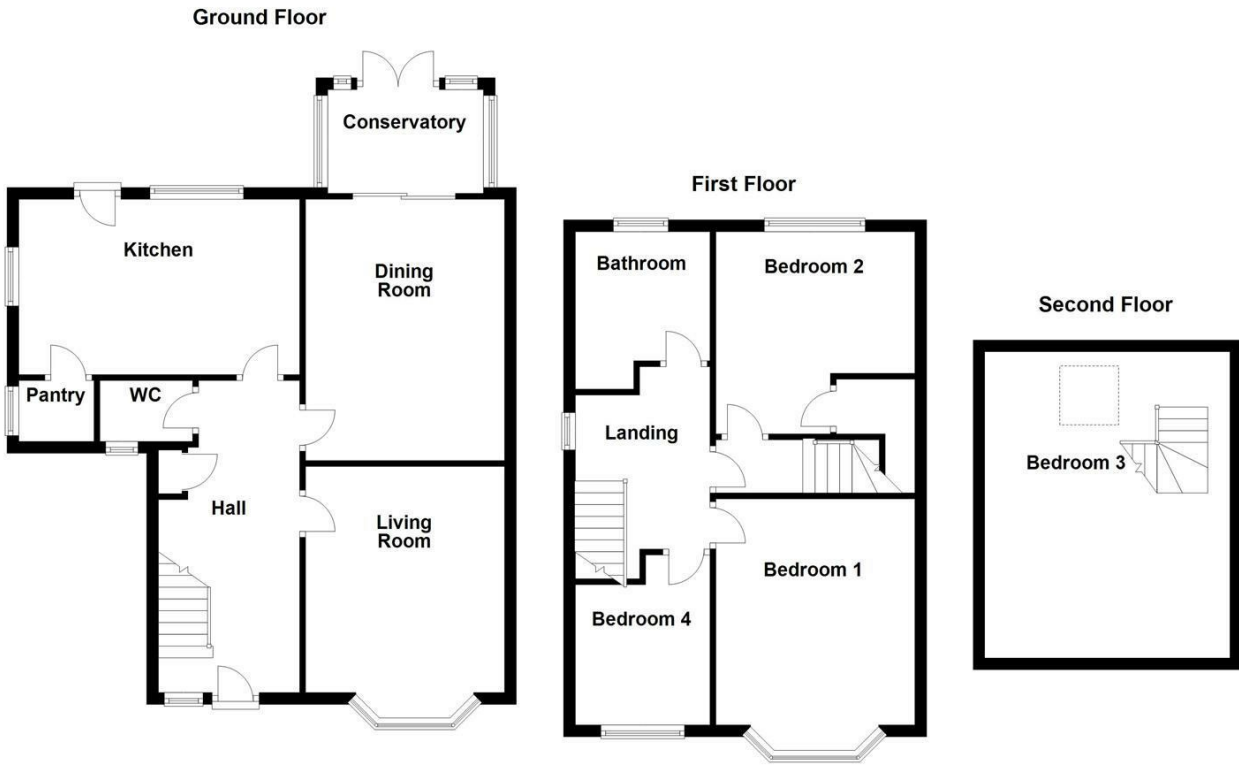
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**37 Ashleigh Avenue, Wakefield, WF2 9DA**  
**For Sale Freehold Guide Price £290,000 - £300,000**

Occupying a corner plot position in this sought after cul-de-sac location is this well presented four bedroom semi detached property offered to the market with no onward chain benefitting from CCTV, an alarm system, ample driveway parking and spacious enclosed rear garden.

The property briefly comprises of the entrance hall, living room, dining room, kitchen, downstairs w.c. and conservatory. The first floor landing leads to three bedrooms and four piece suite house bathroom/w.c. With further stairs leading a further bedroom. Externally the property benefits from ample driveway parking and enclosed rear garden with patio and space for summerhouse and storage sheds.

Situated close to Wakefield city centre the property is ideally located for all local shops and amenities including local schools. Main bus routes run to and from Wakefield city centre, as well Wakefield Westgate train station and the motorway network only a short drive away.

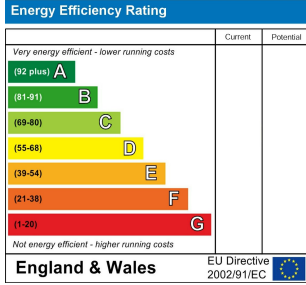
Sitting on a fantastic plot, this property would make a great family home and a viewing is highly recommended.

**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\*

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.



**ACCOMMODATION**

**ENTRANCE HALL**

Front UPVC door into the hallway. Staircase to the first floor landing, access to the living room, dining room and kitchen. Understairs boiler room with drying area, and piped tumble dryer.

**LIVING ROOM**

10'11" x 12'5" [3.35m x 3.81m]

UPVC double glazed bay window to the front, laminate flooring, central heating radiator and gas fire with surround.



**DINING ROOM**

11'1" x 14'7" [3.39m x 4.45m]

Laminate flooring, central heating radiator and wall mounted gas fire. Patio doors leading to the conservatory.



**CONSERVATORY**

10'9" x 5'7" [3.3m x 1.72m]

UPVC double glazed windows to the side and rear elevation with patio doors to the rear garden.



**KITCHEN**

15'7" x 9'9" [4.75m x 2.98m]

An array of wall and base units with laminate work tops, stainless steel sink and drainer unit with mixer tap, space for a Range cooker, plumbing for a washing machine and dryer. Tiled floor, built in pantry storage cupboard, UPVC door and UPVC double glazed windows to the front and side elevation.

**W.C.**

4'11" x 3'5" [1.5m x 1.05m]

Low flush w.c., vanity wash hand basin unit, UPVC double glazed frosted window and radiator.

**FIRST FLOOR LANDING**

Access to three bedrooms and bathroom. Stairs leading to the second floor.

**BEDROOM ONE**

10'5" x 12'11" [3.18m x 3.95m]

UPVC double glazed bay window to the front elevation, central heating radiator and air conditioning unit with external vent.



**BEDROOM TWO**

10'7" x 11'2" [3.25m x 3.41m]

UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard.

**BEDROOM FOUR**

7'6" x 10'2" [2.3m x 3.10m]

UPVC double glazed window to the front elevation.

**BATHROOM/W.C.**

7'3" x 7'2" [2.23m x 2.2m]

UPVC double glazed frosted window to the rear elevation. Four piece suite

comprising corner bath, shower cubicle with glass screen, low flush w.c. and wash hand basin.



**SECOND FLOOR LANDING**

Access to bedroom three.

**BEDROOM THREE**

17'0" x 13'7" [5.2m x 4.15m]

Velux window to the rear elevation and central heating radiator.



**OUTSIDE**

To the front there is a recently laid driveway with ample space for three/four cars and side gated access for storage with a detached garage storage unit. To the rear there is an enclosed rear garden with flagged patio seating area, bush and shrubbery borders with summerhouse and two storage sheds with power which could be used for a variety of purposes.



**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.