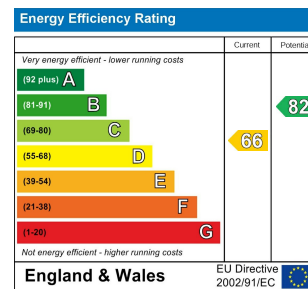




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



2a Eden Avenue, Wakefield, WF2 9DJ

For Sale Freehold £220,000

Nestled in a cul-de-sac location is this three bedroom semi detached property in need of modernisation, sitting on a good-sized plot and benefitting from rear extension, spacious rear garden and the potential to extend further subject to the necessary planning consents.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden and York stone paved driveway providing off road parking leading to the single detached garage. To the rear is a significant sized, private garden laid to lawn with patio area, perfect for al fresco dining, surrounded by timber fencing and hedging.

Situated in a popular part of Wakefield, the property is well placed for local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network as well as Westgate train station.

Only a full internal inspection will reveal the potential on offer at this family home and an early viewing comes highly advised.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door, UPVC double glazed frosted window to the side, coving to the ceiling, picture rail, central heating radiator, stairs to the first floor landing with understairs storage, access to a storage cupboard and doors to the living room and dining room.

LIVING ROOM

14'9" x 13'1" [max] [4.52m x 4.01m [max]]

UPVC double glazed box window to the front, coving to the ceiling, central heating radiator and gas fireplace with marble hearth, tiled surround and wooden mantle.



KITCHEN

13'5" x 6'0" [4.11m x 1.84m]

Range of base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, space for a gas cooker, space for a fridge/freezer. UPVC double glazed windows to the side and rear, UPVC double glazed frosted door to the rear garden, central heating radiator, partially tiled and the boiler is housed in here.



DINING ROOM

11'1" x 14'10" [max] x 13'3" [min] [3.4m x 4.53m [max] x 4.05m [min]]

UPVC double glazed window to the rear, picture rail, door through to the kitchen and gas fireplace with marble hearth, surround and wooden mantle with fitted storage units to the side.



FIRST FLOOR LANDING

Loft access, picture rail and doors to three bedrooms and the house bathroom.

BEDROOM ONE

14'9" x 11'3" max [4.52m x 3.44m max]

UPVC double glazed window to the front, central heating radiator and picture rail.



BEDROOM TWO

10'0" x 10'0" [3.05m x 3.06m]

UPVC double glazed window to the rear, central heating radiator and picture rail.



BEDROOM THREE

7'1" x 6'8" [2.16m x 2.04m]

UPVC double glazed window to the side, central heating radiator and picture rail.

BATHROOM/W.C.

10'7" x 4'4" [max] x 2'7" [min] [3.25m x 1.34m [max] x 0.81m [min]]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin, panelled bath and partially tiled. Access to a storage cupboard.



OUTSIDE

The front garden is laid to lawn with a planted bed border and York stone paved driveway providing off road parking for several vehicles, running down the side of the property leading to the single detached garage with up and over door. The rear garden is of a significant size with decent area of lawn incorporating stone paved and concrete patio areas, perfect for outdoor dining and entertaining. The garden is private and not overlooked and is enclosed by hedging and timber fencing.



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.