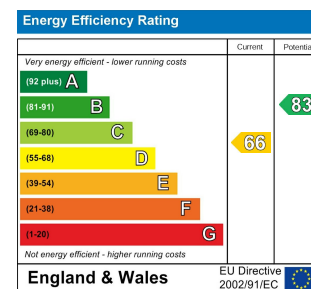
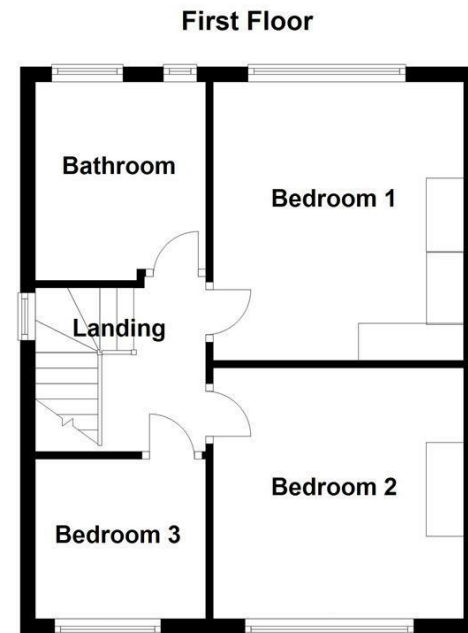
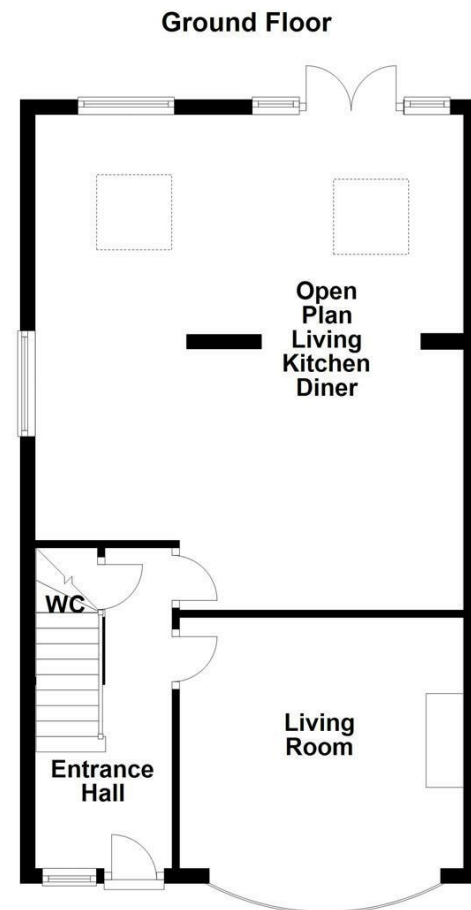




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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## 19 Eden Avenue, Wakefield, WF2 9DJ

**For Sale Freehold £289,995**

A superb opportunity to purchase this extended three bedroom semi detached house benefitting from open plan living kitchen diner, ample off road parking, generous sized rear garden.

The property briefly comprises of entrance hall, living room, downstairs w.c. and stunning open plan living kitchen diner. The first floor landing leads to three bedrooms and the four piece suite house bathroom/w.c. Outside to the front is a driveway providing off road parking for several vehicles leading to the single detached garage. To the rear is a block paved patio area, perfect for al fresco dining with a generous attractive lawn with outhouse and a timber shed and allotment style beds and fruit trees within.

The property is situated within easy reach of a broad range of amenities in the nearby city centre of Wakefield, which also has two railway stations, perfect for the commuter looking to travel further afield. The property enjoys ready access to the national motorway network via Junction 40 of the M1 motorway.

Only a full internal inspection will reveal all that's on offer at this quality home 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\*

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

Composite front entrance door, UPVC double glazed frosted window overlooking the front aspect, fully tiled floor, central heating radiator, staircase to the first floor landing and doors to the downstairs w.c., living room and open plan living kitchen diner.

### LIVING ROOM

12'5" x 10'11" [min] x 13'5" [max] [3.79m x 3.35m [min] x 4.09m [max]]  
Coving to the ceiling, UPVC double glazed bay window overlooking the front aspect and central heating radiator below.



### W.C.

Low flush w.c., vanity wash basin and tiled splash back. Wall mounted extractor fan, inset spotlights to the ceiling and fully tiled floor.

### OPEN PLAN LIVING KITCHEN DINER

12'3" [min] x 16'7" [min] x 21'8" [3.74m [min] x 5.07m [min] x 6.61m]  
Living area comprising coving to the ceiling, log burner inset onto a

slate hearth with decorative tiled interior and solid wooden mantle above. Two archways into the kitchen/diner with range of wall and base units with laminate work surface over and tiled splash back above. Range cooker with seven ring gas hobs and cooker hood above, display cabinets with glass shelving and downlights. 1 1/1 sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Inset spotlights to the ceiling, UPVC double glazed windows overlooking the rear and side aspect, fully tiled floor and two velux style windows. Set of UPVC double glazed French doors with panelled windows to either side overlooking the rear aspect and central heating radiator.



### FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, loft access with bi-folding wooden staircase ladder and doors to three bedrooms and bathroom.

### BEDROOM ONE

11'10" x 10'11" [3.63m x 3.35m]  
UPVC double glazed window overlooking the rear aspect, central heating radiator, fitted wardrobe and dressing table.



### BEDROOM TWO

11'0" x 11'1" [3.36m x 3.40m]  
UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE

7'0" x 7'6" [2.15m x 2.29m]  
UPVC double glazed window to the front elevation, laminate flooring and central heating radiator.

### BATHROOM/W.C.

8'5" x 7'4" [2.58m x 2.24m]

Four piece suite comprising larger than average vanity wash basin with chrome mixer tap, panelled bath with mixer tap, low flush w.c. and enclosed curved corner shower cubicle with mixer shower and rainshower attachment. Fully tiled walls and floor. Black ladder style radiator, inset spotlights to the ceiling and UPVC double glazed frosted windows to the rear elevation.



### OUTSIDE

To the front and side of the property is a paved driveway providing off road parking leading to the single detached garage with up and over door. A timber gate provides access to the rear garden. Within the rear garden is a block paved patio area, perfect for entertaining and dining purposes overlooking a larger than average attractive lawn with outhouse comprising timber door and side window. In addition there is a timber shed and allotment style beds and fruit trees within.



### 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.