



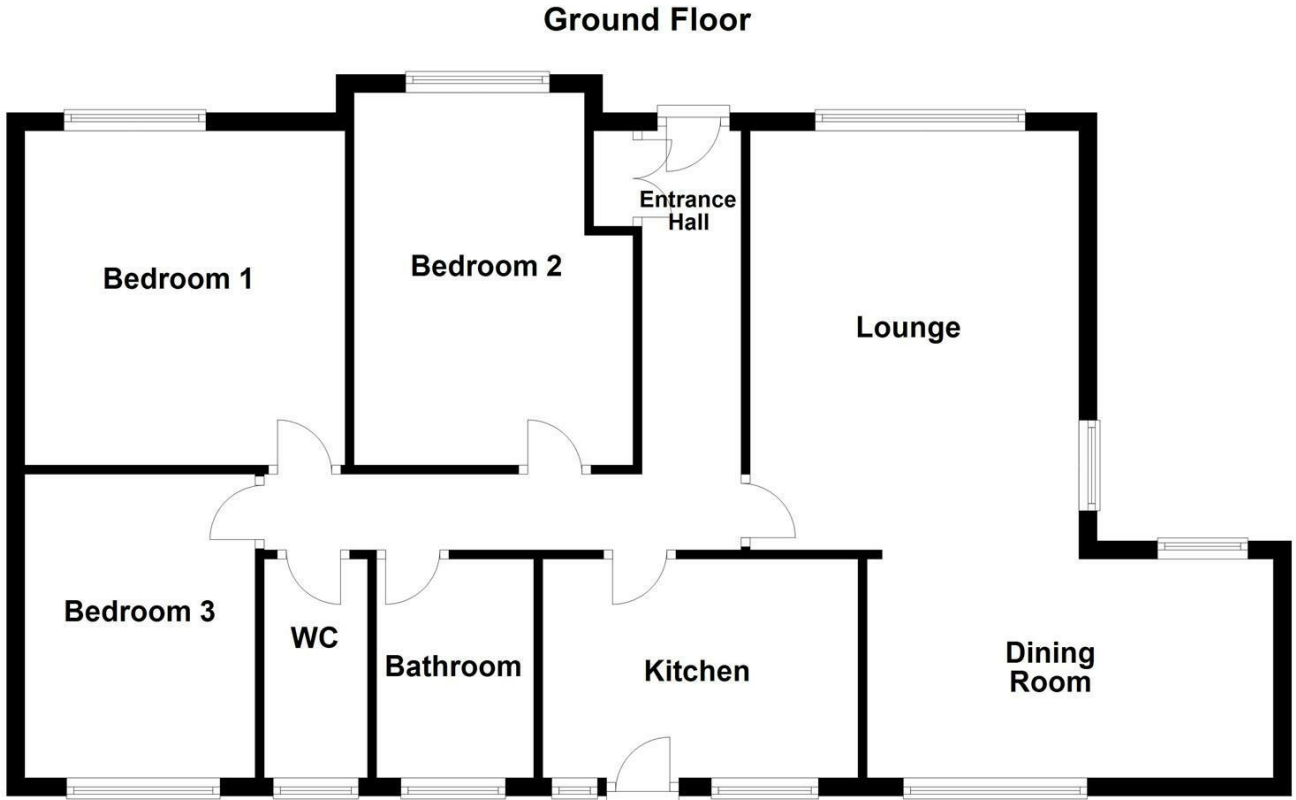
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



16 Broomhall Avenue, Wakefield, WF1 2AZ

For Sale Freehold £465,000

Occupying a corner plot position with potential to develop/extend further to subject to consent is this spacious three bedroom detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, kitchen, lounge/diner, three well proportioned bedrooms, bathroom and separate w.c. Outside, gated access to the driveway providing off street parking leading to the brick built garage. There are attractive lawned gardens to the front and side with plants, trees and shrubs bordering. Whilst to the rear is a good sized an Indian stone terrace patio.

Situated on this popular tree lined approach of Wakefield, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network.

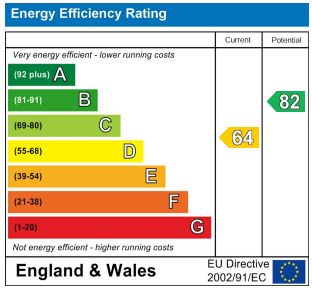
In need of updating however offering much potential, the property is offered for sale with no chain and vacant possession upon completion. An early viewing comes highly recommended.

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

UPVC entrance door, coving to the ceiling, double doors to the storage cupboard, radiator, loft access and doors to the lounge/diner, kitchen, three bedrooms, bathroom and w.c.

LOUNGE/DINER

11'10" x 15'2" plus 7'11" [max] x 7'8" [min] x 14' [3.62m x 4.63m plus 2.42m [max] x 2.36m [min] x 4.5]
UPVC double glazed windows to the front, side and rear. Radiator, coving to the ceiling and gas fire with tiled surround.



KITCHEN

7'5" x 11'6" [2.28m x 3.51m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for a washing machine, integrated oven and grill, four ring stainless steel gas hob with pull out filter hood above, space for a fridge and freezer. Radiator, tiled effect floor, fully tiled walls and UPVC double glazed windows and stable door to the rear.



BEDROOM ONE

11'7" x 8'3" [3.54m x 2.54m]

UPVC double glazed window to the front, radiator

and coving to the ceiling.



BEDROOM TWO

13'8" x 9'11" [max] x 8'8" [min] [4.17m x 3.03m [max] x 2.65m [min]]

UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM THREE

11'1" x 8'5" [max] [3.38m x 2.58m [max]]

UPVC double glazed window to the rear, radiator and fitted wardrobes with sliding doors.

W.C.

Low flush w.c., radiator, UPVC double glazed frosted window to the rear, fully tiled walls and tiled effect floor.

BATHROOM

7'5" x 5'8" [2.27m x 1.75m]

Vanity wash basin, panelled bath and corner shower cubicle with mixer shower. Fully tiled walls, tiled effect floor, recess ceiling spotlights, heated chrome towel radiator and UPVC double glazed frosted window to the rear.



OUTSIDE

There is a lawned garden to the front and side, well stocked with an array of mature plants, trees and shrubs bordering. There is gated access to the driveway providing off street parking leading to the brick built garage with front up and over door, UPVC rear door and frosted window. To the rear is an Indian stone terrace patio.



COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.