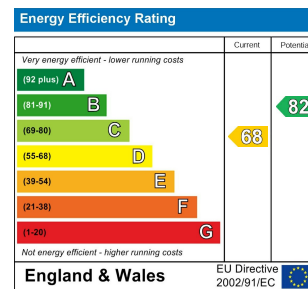
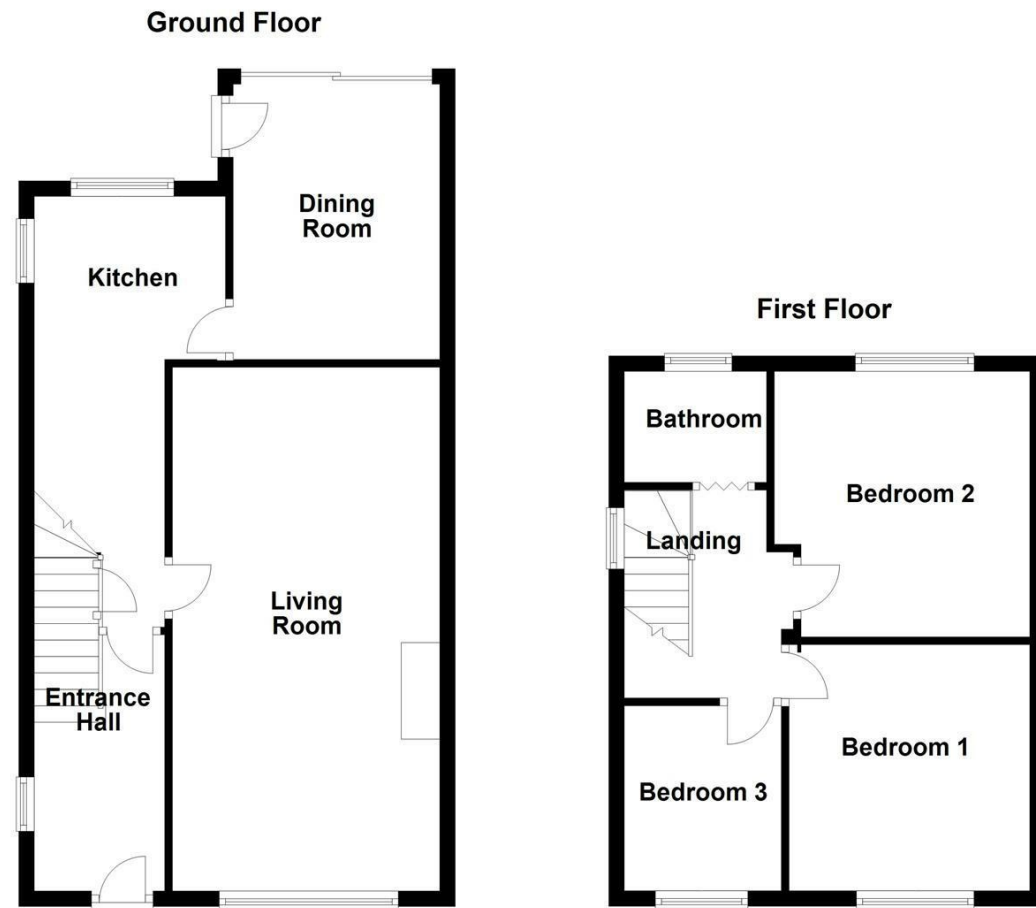




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**28 Bleakley Avenue, Notton, Wakefield, WF4 2NT**  
**For Sale Freehold £230,000**

A superb opportunity to purchase this three bedroom extended semi detached house nestled in the sought after area of Notton benefitting from spacious accommodation and attractive front and rear gardens.

The property briefly comprises of the entrance hall, living room, kitchen and dining room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside, the property has a lawned garden to the front with paved pathway running down the side of the property leading to the rear. The attractive and expansive rear garden comprises of paved patio area, perfect for al fresco dining and a lawned garden with well maintained planted borders and timber shed, fully enclosed by timber fencing.

The property is situated in a semi-rural location however still close to local amenities and schools, with main bus routes run to and from Wakefield and Barnsley. The M1 motorway network is approximately a 15 minutes drive away, perfect for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, UPVC double glazed window to the side aspect, staircase to the first floor landing and door to the kitchen.

### KITCHEN

15'1" (max) x 7'0" (min) x 8'1" (4.61m (max) x 2.14m (min) x 2.48m) Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over. Space for a fridge/freezer, central heating radiator, coving to the ceiling, UPVC double glazed windows to the side and rear. An archway and doors to the understairs storage cupboard and living room. An opening providing access into the dining room.



### LIVING ROOM

11'7" x 22'0" (3.54m x 6.73m) UPVC double glazed window overlooking the front aspect, two central heating radiators, coving to the ceiling and living flame effect gas fire on a granite hearth and wooden decorative surround. Double timber doors providing access to the dining room.



### DINING ROOM

8'5" x 11'8" (2.58m x 3.58m) Set of UPVC double glazed sliding doors and separate door to the rear garden, partially timber clad walls with dado rail, vinyl tiled flooring, central heating radiator and coving to the ceiling.



### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, coving to the ceiling, loft access and doors to three bedrooms and bi-folding door to the bathroom.

### BATHROOM/W.C.

5'0" x 5'11" (1.54m x 1.82m) Three piece suite comprising panelled bath with shower over, pedestal wash basin and low flush w.c. Partially tiled walls, dado rail, UPVC double glazed frosted window overlooking the rear elevation and central heating radiator.



### BEDROOM ONE

10'5" x 10'8" (3.18m x 3.27m) UPVC double glazed window overlooking the front elevation, dado rail and central heating radiator.



### BEDROOM TWO

10'8" (min) x 11'9" (max) x 11'3" (3.27m (min) x 3.59m (max) x 3.43m) UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM THREE

7'2" x 7'0" (2.19m x 2.15m) UPVC double glazed window overlooking the front elevation and central heating radiator.

### OUTSIDE

To the front of the property is a lawned garden with concrete pathway leading to the front door and down the side of the property leading into the rear garden. Within the rear garden is a paved patio area, perfect for entertaining and dining purposes overlooking a larger than average lawned garden with colourful manicured borders, timber shed and enclosed by timber panelled surround fences.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.