



WAKEFIELD  
01924 291 294

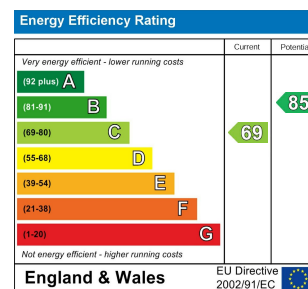
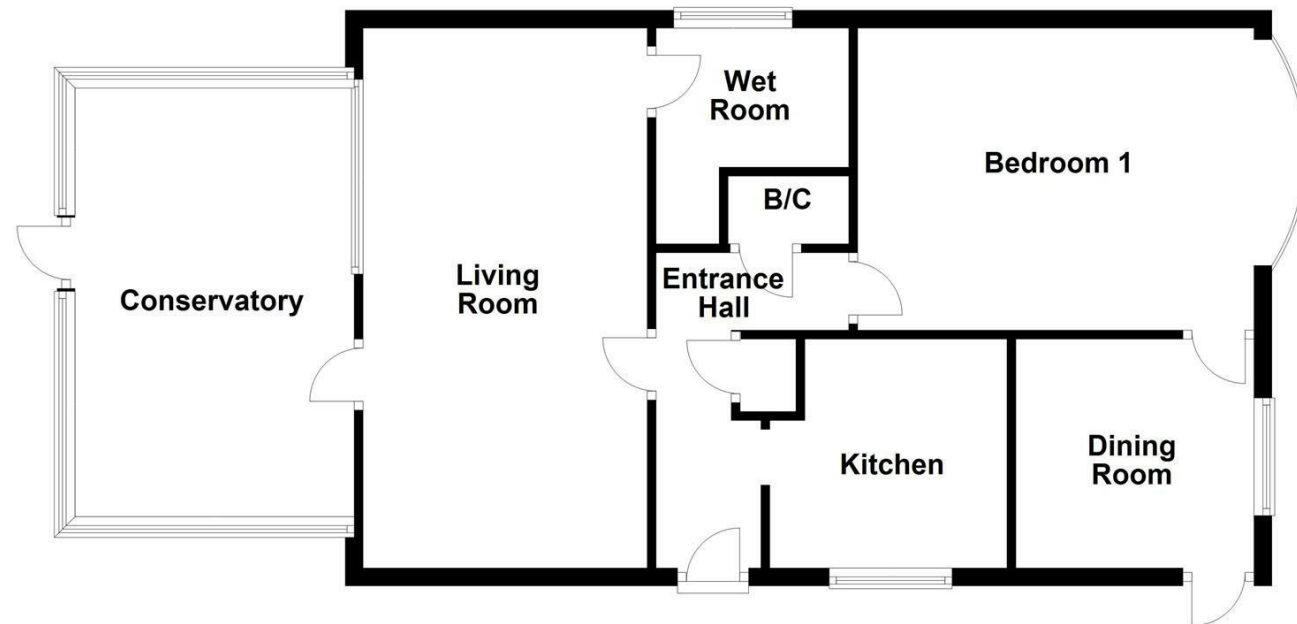
OSSETT  
01924 266 555

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01977 798 844

### Ground Floor



#### 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.



## 26 Avondale Drive, Stanley, Wakefield, WF3 4QY

For Sale Freehold £269,950

Enjoying a cul-de-sac location is this one bedroom (formerly two) detached true bungalow benefitting from two reception rooms, spacious conservatory overlooking the landscaped rear garden and gated off road parking.

The property briefly comprises of entrance hall, kitchen, living room, wet room, bedroom and dining room. Outside to the front is a lawned garden and driveway accessed via double gates providing off road parking for several vehicles leading to the single detached garage. To the rear is a paved patio area, perfect for al fresco dining overlooking a lawned garden with greenhouse, surrounded by timber panelled surround fences.

The property is local within walking distance to the local amenities and schools located within Stanley. Main bus routes run to and from Wakefield city centre with the M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

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



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## ACCOMMODATION

### ENTRANCE HALL

Composite side entrance door, laminate flooring, central heating radiator, coving to the ceiling and loft access. An opening providing access into the kitchen and doors to the living room, bedroom, boiler cupboard and storage cupboard with fixed shelving within.

### KITCHEN

8'11" x 8'8" [2.74m x 2.65m]

Range of wall and base units with laminate work surface over and glass splash back, 1 1/2 stainless steel sink and drainer with splash back, space and plumbing for a washing machine, space for a dryer, space for an under counter fridge and freezer. Space for a cooker with four ring gas hob and cooker hood over. UPVC double glazed window overlooking the side aspect.

### LIVING ROOM

10'5" x 20'0" [3.20m x 6.12m]

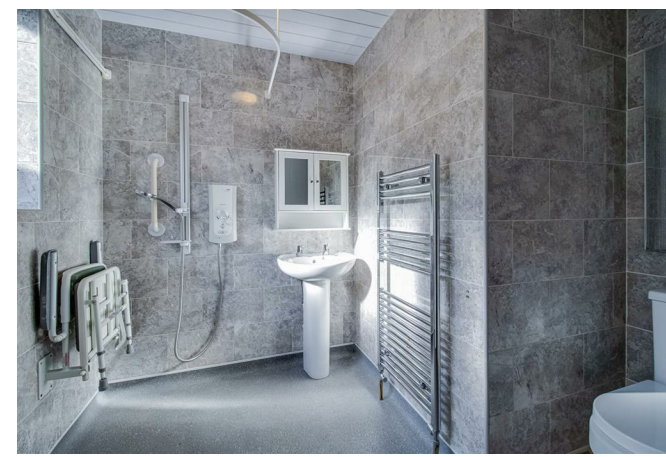
UPVC double glazed window and composite door to the conservatory, two central heating radiators, coving to the ceiling, laminate flooring and door to the wet room.



### WET ROOM/W.C.

6'11" x 5'4" [min] x 8'1" [max] [2.13m x 1.65m [min] x 2.48m [max]]

Three piece suite comprising low flush w.c., pedestal wash basin with two taps and electric shower. Wet room floor, partially tiled walls, UPVC cladding with chrome strips to the ceiling, extractor fan and chrome ladder style radiator. UPVC double glazed frosted window to the side aspect.



### CONSERVATORY

10'4" x 15'10" [3.15m x 4.83m]

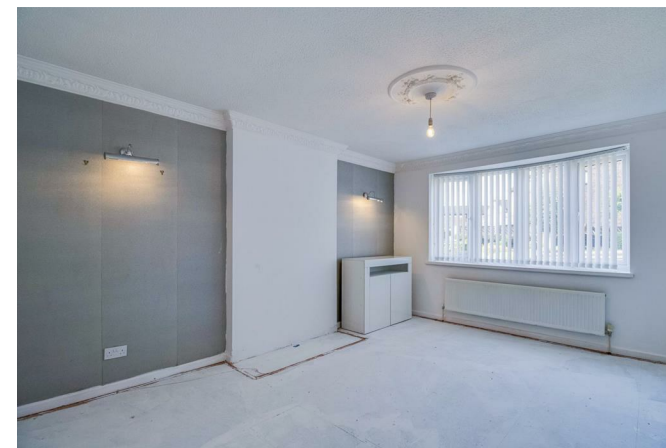
UPVC double glazed floor to ceiling windows on all three sides with UPVC door leading to the rear garden. Laminate flooring and central heating radiator.



### BEDROOM ONE

14'7" x 11'2" [4.47m x 3.41m]

Coving to the ceiling, ceiling rose, UPVC double glazed bow window overlooking the front aspect and central heating radiator. Door providing access into the dining room.



### DINING ROOM

8'8" x 8'9" [2.65m x 2.68m]

Composite side entrance door accessed via an external ramp, coving to the ceiling, ceiling rose, central heating radiator, laminate flooring and UPVC double glazed window overlooking the front aspect.

### OUTSIDE

To the front of the property is an attractive lawned garden with planted borders and double cast iron gates providing access onto a concrete driveway providing ample off road parking for several vehicles leading to the single detached garage with manual up and over door, two windows, side steel door and power and light within. There is a concrete ramp providing access to the side entrance door, which makes the property wheelchair friendly. To the rear is a paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden, greenhouse and is completely enclosed by timber panelled surround fences.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.