



WAKEFIELD  
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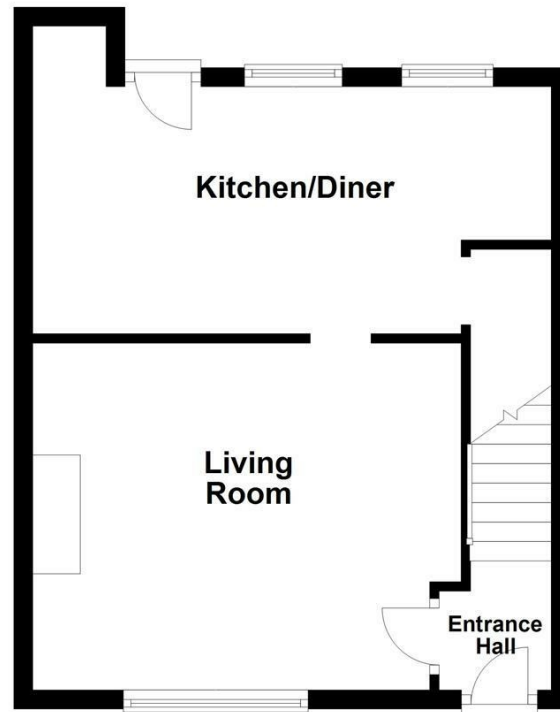
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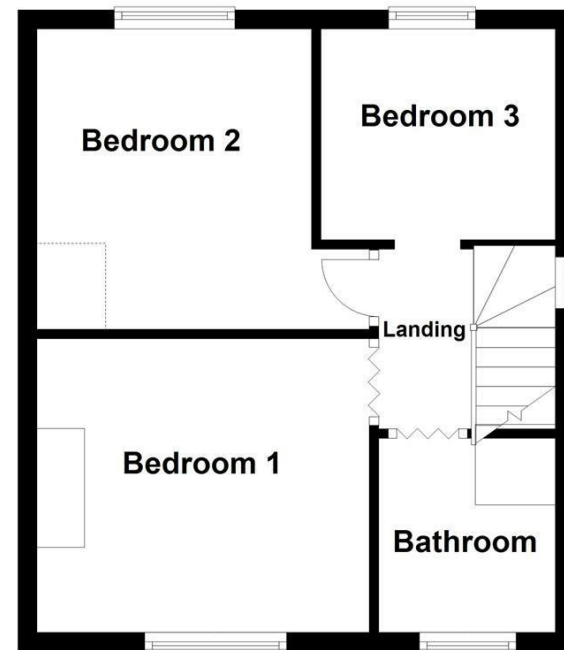
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**Ground Floor**



**First Floor**



**75 Victoria Avenue, Wakefield, WF2 9QL**

**For Sale Freehold £165,000**

A well proportioned three bedroom semi detached property benefitting from spacious reception space, off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room and kitchen/diner. The first floor landing provides access to three bedrooms and the house bathroom/w.c. Outside to the front is a driveway providing off road parking for two vehicles. To the rear is a low maintenance garden with pebbled style patio area, enclosed by walls and timber fencing.

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 and Wakefield city centre.

Only a full internal inspection will reveal all that's on offer at this 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,

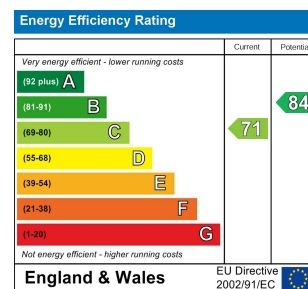
Pontefract & Castleford office 01977 798844

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



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**PROPERTY ALERTS**

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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing and door through to the living room.

### LIVING ROOM

11'11" x 15'0" (max) x 12'2" (min) [3.65m x 4.58m (max) x 3.72m (min)]

UPVC double glazed window to the front, central heating radiator and folding door into the kitchen/diner. Decorative fireplace with tiled hearth, mirrored surround and wooden mantle.



### KITCHEN/DINER

18'2" x 8'5" (max) x 4'10" (min) [5.54m x 2.59m (max) x 1.48m (min)]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob, integrated oven, space and plumbing for a washing machine, space for an under counter fridge/freezer. UPVC double glazed windows and frosted door to the rear, central heating radiator and access to understairs storage.

### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, folding doors to bedroom one and the bathroom, door to bedroom one and an opening to bedroom three.

### BEDROOM ONE

10'1" x 11'5" (max) x 10'2" (min) [3.09m x 3.48m (max) x 3.12m (min)]

Central heating radiator and UPVC double glazed window to the front.



### BEDROOM TWO

10'4" x 9'3" (max) x 6'9" (min) [3.15m x 2.83m (max) x 2.06m (min)]

UPVC double glazed window to the rear, central heating radiator and cupboard housing the water tank.



### BEDROOM THREE

7'4" x 8'4" [2.24m x 2.55m]

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

### BATHROOM/W.C.

7'2" x 6'4" (max) x 4'3" (min) [2.19m x 1.94m (max) x 1.3m (min)]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., wall mounted wash basin with tiled splash back and panelled bath with electric shower.



## OUTSIDE

To the front is a pebbled driveway providing off road parking for up to two vehicles. To the rear is a low maintenance garden with pebbled style paved patio, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



## COUNCIL TAX BAND

The council tax band for this property is A.

## 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.