

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



8 Balne Avenue, Wakefield, WF2 9AT

For Sale Freehold £130,000

This well proportioned two bedroom mid terrace situated on the fringe of Wakefield city centre close to the array of amenities.

The accommodation is set over two floors and to the ground floor briefly comprises of light and airy living room leading through an inner hallway with door to the spacious kitchen/diner and useful utility area. To the first floor there are two double bedrooms and the house bathroom. Externally there is on street parking to the front and low maintenance enclosed garden to the rear with useful brick built outbuilding for storage and gated rear access.

The property is presented to a good standard and offers ready to move into accommodation, ideally suited for first time buyers or those looking to downsize and investors.

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ACCOMMODATION

LIVING ROOM

13'2" (max) x 15'1" [4.03m (max) x 4.62m]

Front facing UPVC double glazed entrance door with UPVC double glazed window to the front, wood effect flooring, double central heating radiator, electric wall mounted fireplace, television point and timber glazed door leading into the small inner hallway.



INNER HALLWAY

Stairs to the first floor and door leading through to the kitchen.

KITCHEN

11'10" x 13'2" [3.61m x 4.02m]

Fitted kitchen with a range of wall and base units with complementary laminate work surface over incorporating in built electric oven with five ring gas hob, extractor hood and splash back over. Space and plumbing for an under counter dishwasher and washing machine. Space for a larder style fridge/freezer, tiled splash back, tiled effect vinyl flooring and central heating radiator. Useful understairs storage area and useful utility area.



UTILITY

10'5" x 2'9" [3.18m x 0.84m]

UPVC door with adjacent double glazed window to the rear, the combination central heating boiler is located in here and central heating radiator.

FIRST FLOOR LANDING

Spotlights to the ceiling and doors to two bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 13'2" [3.63m x 4.03m]

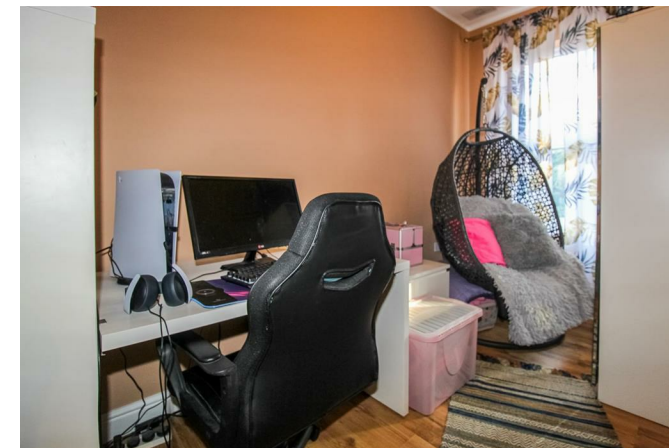
Front facing UPVC double glazed window, double central heating radiator, quality wood effect flooring and useful overstairs cupboard.



BEDROOM TWO

6'3" x 12'0" [1.91m x 3.67m]

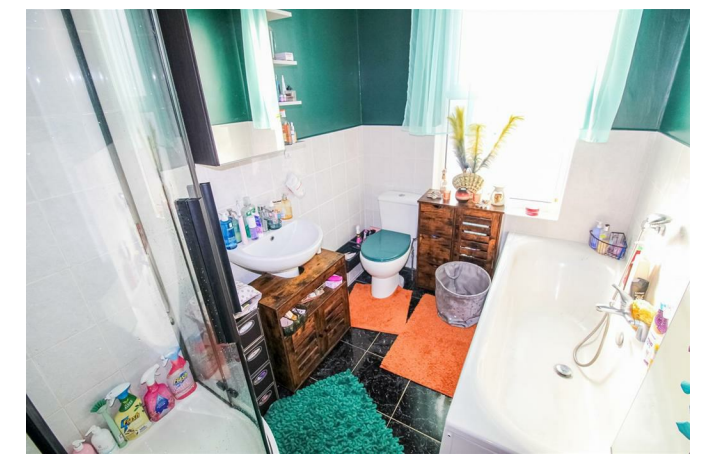
Rear facing UPVC double glazed window, double central heating radiator and quality wood effect flooring.



BATHROOM/W.C.

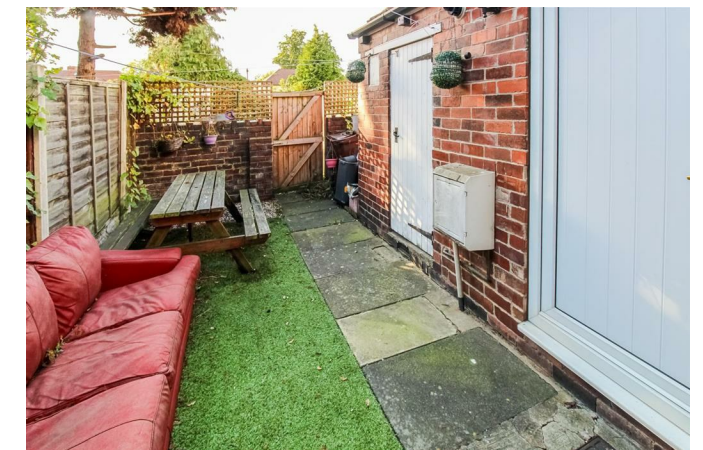
6'5" x 9'3" [1.97m x 2.83m]

Rear facing UPVC double glazed frosted window. Four piece suite comprising panelled bath with chrome mixer tap, corner shower unit with matt black dual shower inset and glazed screen floor, pedestal wash hand basin with chrome mixer tap and low flush w.c. Tiled flooring, spotlights to the ceiling, double central heating radiator and extractor fan.



OUTSIDE

To the rear there is an enclosed low maintenance garden mainly paved with artificial lawn and useful outbuilding for storage and brick fence boundaries with gate leading to the rear.



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.