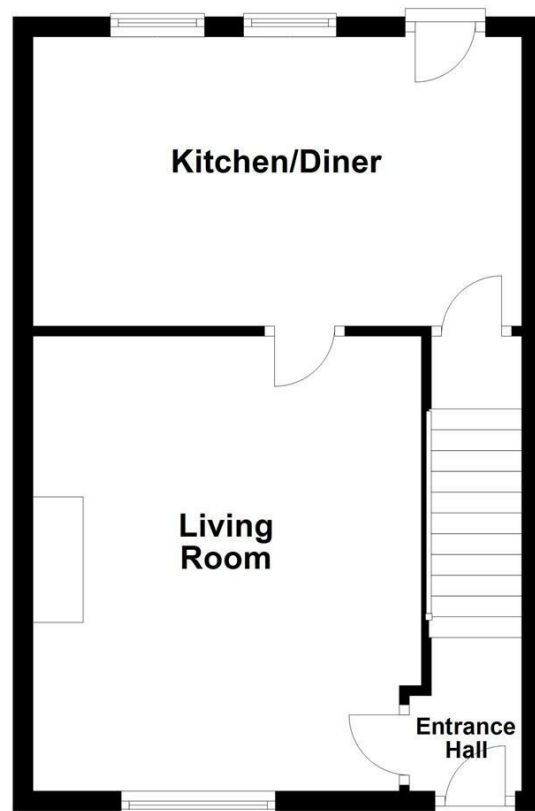
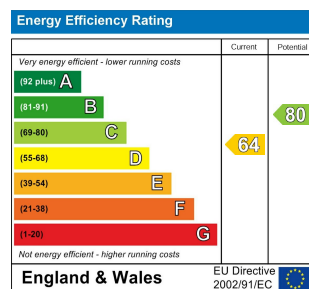
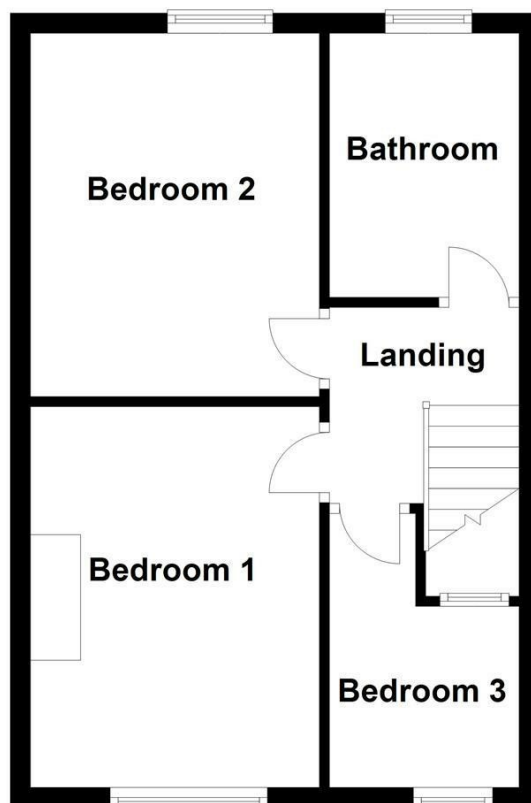


Ground Floor



First 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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



14 Darnley Avenue, Wakefield, WF2 9QJ

For Sale Freehold £159,995

Situated in Flanshaw is this three bedroom mid terrace property benefitting from good sized bedrooms, ample reception space and gardens to the front and rear.

The property briefly comprises entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front the property is accessed via an iron gate onto a lawned garden with a paved pathway to the front door. To the rear is a lawned garden with mature trees incorporating paved patio area, perfect for outdoor dining and enclosed by timber fencing.

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

This property would make an ideal purchase for a range of buyers including the first time buyer, couple or investor and an early viewing comes highly recommended.



Zoopla.co.uk rightmove

aria | propertymark
PROTECTED

naeo | propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
THE NATIONAL TRUST

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

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

LIVING ROOM

14'10" x 12'9" [max] x 11'2" [min] [4.53m x 3.9m [max] x 3.42m [min]]

Central heating radiator, UPVC double glazed window to the front, decorative fireplace with wooden surround and door to the kitchen/diner.



KITCHEN/DINER

16'3" x 9'5" [4.96m x 2.88m]

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



FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'4" x 9'6" [max] x 8'2" [min] [3.78m x 2.92m [max] x 2.5m [min]]

Cast iron decorative fireplace, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

12'0" x 9'7" [3.66m x 2.93m]

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



BEDROOM THREE

8'7" x 6'4" [max] x 2'11" [min] [2.62m x 1.94m [max] x 0.89m [min]]

UPVC double glazed window to the front.

BATHROOM/W.C.

6'2" x 8'7" [1.89m x 2.62m]

Three piece suite comprising low flush w.c.,

pedestal wash basin with mixer tap and panelled bath with mixer tap. Central heating radiator, UPVC double glazed frosted window to the rear, extractor fan and fully tiled.



OUTSIDE

To the front of the property is a lawned garden with paved pathway leading to the front door. To the rear is a lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining and fully enclosed by 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.