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19 Broomhall Avenue, Wakefield, WF1 2AZ

For Sale Freehold £475,000

Situated in a sought after area is this four bedroom detached family home enjoying spacious living accommodation spread over three levels, ample off road parking and attractive gardens flowing around the property.

The property briefly comprises of the entrance porch leading into the entrance hall, spacious lounge/dining room, kitchen with integrated appliances, rear inner hallway leading to the downstairs w.c. and utility room. The first floor landing leads to three bedrooms and house bathroom/w.c. With a further staircase leading to the second floor landing which provides access to the dressing area of bedroom three. Outside to the front double cast iron gates provide access onto a driveway providing ample off road parking leading to the single attached garage. There is wrought iron gate to the side. Attractive lawned gardens flow around the property leading to the enclosed rear garden with paved patio area, perfect for al fresco dining overlooking a lawned garden with glass dome seating area.

Situated on this popular tree lined approach of Wakefield, 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.

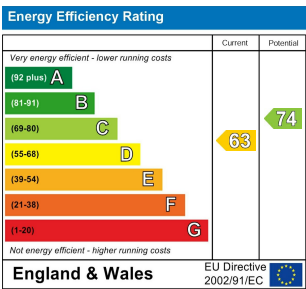
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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



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.



ACCOMMODATION

ENTRANCE PORCH

9'5" x 3'4" [2.88m x 1.03m]

UPVC double glazed French entrance doors with panel windows, fully tiled floor and composite door leading into the entrance hall with panel windows.

ENTRANCE HALL

7'10" [min] x 10'9" [max] x 10'0" [2.41m [min] x 3.29m [max] x 3.06m]

Stairs to the first floor landing, coving to the ceiling, central heating radiator and doors to the lounge/diner, kitchen and understairs storage cupboard.

LOUNGE/DINING ROOM

26'7" x 13'9" [8.12m x 4.21m]

UPVC double glazed windows to the front and side aspect, aluminium sliding patio doors to the rear garden with shutters, ceiling rose, coving to the ceiling, three central heating radiators and multi fuel cast iron burner with solid stone hearth, marble tiled interior and solid stone surround. Door providing access into the kitchen.

KITCHEN

10'0" x 11'10" [3.05m x 3.62m]

Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 sink and drainer with swan neck mixer tap, display cabinets with glass shelving and downlights, integrated twin oven and grill with four ring gas hob and cooker hood, breakfast bar, integrated fridge/freezer and integrated dishwasher. Central heating radiator, UPVC double glazed window overlooking the rear garden and door to the inner hallway.

HALLWAY

Fully tiled floor, UPVC double glazed rear door and doors to the boiler cupboard and downstairs w.c. An opening providing access into the utility room.

UTILITY

5'6" x 8'4" [1.69m x 2.56m]

Range of wall and base units with laminate work surface over, space and plumbing for a washing machine and dryer. Space for a fridge/freezer, ladder style radiator, fully tiled floor and timber single glazed frosted window to the side aspect.

W.C.

4'9" x 3'1" [1.46m x 0.95m]

Low flush w.c., wall hung wash basin, fully tiled floor, central heating radiator and timber single glazed frosted window to the side aspect.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, central heating radiator, staircase leading to the second floor landing and doors to three bedrooms, house bathroom and storage cupboard.

BATHROOM/W.C.

8'9" [max] x 5'4" [min] x 9'10" [2.68m [max] x 1.65m [min] x 3.01m]

Three piece suite comprising panelled bath with jacuzzi style jets, mixer tap and pull out shower attachment, concealed cistern low flush w.c. and vanity wash hand basin. Fully tiled walls, inset spotlights, UPVC double glazed frosted windows overlooking the rear elevation, central heating radiator and double doored storage cupboard.

BEDROOM ONE

12'4" x 13'9" [3.78m x 4.21m]

Range of fitted wardrobes, dressing table and fitted drawers. UPVC double glazed windows overlooking the rear and side elevation and central heating radiator.

BEDROOM TWO

13'9" x 10'5" [4.21m x 3.19m]

Range of fitted wardrobes and fitted drawers. UPVC double glazed windows overlooking the front and side elevation, dado rail and central heating radiator.

BEDROOM FOUR

7'1" x 10'1" [2.16m x 3.08m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

SECOND FLOOR LANDING

Timber double glazed velux window to the pitch sloping ceiling and door providing access into the dressing area of bedroom three.

DRESSING AREA

6'6" x 12'6" [1.99m x 3.82m]

Central heating radiator and an opening providing access into bedroom three.

BEDROOM THREE

9'8" x 13'10" [2.97m x 4.24m]

Central heating radiator and two timber double glazed velux windows with built in blinds overlooking the rear elevation.

OUTSIDE

To the front double cast iron gates provide access to the driveway providing off road parking for two vehicles leading to the attached single garage [2.54m x 4.78m] with manual up and over door, power and light. To the front is an attractive lawned garden with planted borders and paved seating area, the garden flows around the side of the property with planted borders. Within the rear garden is a concrete patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden with glass dome seating area. The rear garden is surrounded by timber panelled surround fences, shed/log store.



COUNCIL TAX BAND

The council tax band for this property is E.

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.