

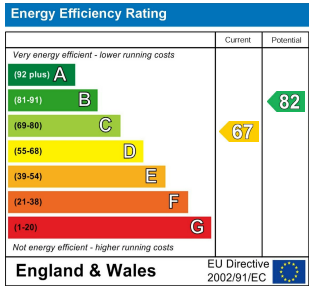


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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



10 Charles Avenue, Agbrigg, Wakefield, WF1 5DG

For Sale Freehold £180,000

Nestled in a cul-de-sac location is this superbly presented three bedroom semi detached property with further potential to extend subject to consent benefitting from modern kitchen, ample off road parking and a low maintenance enclosed rear garden.

The property briefly comprises of the entrance hall, modern fitted kitchen/breakfast room, downstairs w.c. and living room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front, a driveway provides off road parking for three vehicles. To the rear is an enclosed garden, mainly artificially lawned with a concrete area, perfect for outdoor dining.

The property is ideally located for all local shops and amenities that Wakefield has to offer, whilst only being a short distance away from Sandal & Agbrigg train station.

Presented to a high standard this property would make an ideal first or family home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, coving to the ceiling, stairs to the first floor landing and doors to the living room and kitchen/dining room.

KITCHEN/DINING ROOM

17'9" x 12'11" [max] x 7'9" [min] [5.43m x 3.94m [max] x 2.37m [min]]
Range of wall and base units with granite work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, integrated double oven and central island with granite work surface over, breakfast bar, four ring induction hob with stainless steel extractor hood. UPVC double glazed window to the side, set of UPVC double glazed French doors to the rear garden, door to the downstairs w.c., spotlights to the ceiling, understairs storage and two anthracite column central heating radiators.



W.C.

5'10" x 2'0" [1.8m x 0.61m]
UPVC double glazed frosted window to the side, column central heating radiator, spotlights, concealed cistern low flush w.c., ceramic wash basin with mixer tap and tiled splash back.

LIVING ROOM

11'7" x 12'10" [max] x 6'1" [min] [3.55m x 3.92m [max] x 1.86m [min]]
UPVC double glazed box window to the front, central heating radiator, coving to the ceiling, picture rail, gas fireplace with granite hearth, surround and ornate mantle.



FIRST FLOOR LANDING

Coving to the ceiling, loft access, central heating radiator and doors to three bedrooms and house bathroom.

BEDROOM ONE

11'7" x 11'8" [max] x 6'4" [min] [3.55m x 3.58m [max] x 1.94m [min]]
Fitted wardrobes, central heating radiator and UPVC double glazed box window to the front.



BEDROOM TWO

8'6" x 8'3" [max] x 6'7" [min] [2.61m x 2.53m [max] x 2.03m [min]]
Central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

6'2" x 6'5" [1.9m x 1.97m]
Central heating radiator and UPVC double glazed window to the side.

BATHROOM/W.C.

4'0" x 9'6" [max] x 7'10" [min] [1.23m x 2.9m [max] x 2.4m [min]]
UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin and panelled bath with electric head attachment.



OUTSIDE

To the front of the property is a driveway providing off road for three

vehicles. To the rear is a low maintenance artificial lawned garden incorporating concrete area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.