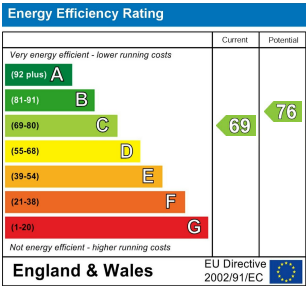


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 10 Third Avenue, Wakefield, WF1 2HX

### For Sale Freehold £374,995

Situated in the Newton Hill area of Wakefield and having undergone a full refurbishment is this superbly presented four bedroom detached home. With accommodation spanning over four floors the property benefits from four good sized bedrooms, ample reception space and beautiful modern fitted kitchen and bathrooms, this is certainly not a property to be missed.

The property briefly comprises of a living room leading to a hallway with stairs to the first floor landing and an opening into the open plan kitchen dining, sitting area, which provides access to the rear garden and utility. The utility includes a downstairs W.C., a side door, and stairs to the lower ground floor, where bedroom three is located. The first floor landing grants access to the second floor, bedrooms two and four, and the main bathroom. The second floor features the main bedroom with an en suite shower room. The front of the property has a low maintenance, tarmacadam driveway offering off road parking for multiple vehicles, with timber fencing leading to the rear garden. The rear garden is primarily lawned, with a composite deck patio for outdoor dining and entertaining, fully enclosed by timber fencing. A tarmacadam area at the rear is ideal for a shed or bin storage.

Newton Hill is situated on the outskirts of Wakefield city centre, offering excellent access to local shops and schools, all within walking distance. For a wider range of amenities, including a bus station and two train stations, Wakefield city centre is just a short commute away. The area also benefits from close proximity to the M62 and M1 motorways, making it ideal for those who need to travel further afield.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid any level of disappointment.



## ACCOMMODATION

### LIVING ROOM

14'5" x 12'11" [max] x 12'0" [min] [4.4m x 3.95m [max] x 3.66m [min]]  
Composite front entrance door into the living room. Door through to a further hallway, UPVC double glazed window to the front, central heating radiator, media style wall with an electric glass fronted fire place with a live flame effect and LED strip lighting.



### FURTHER HALLWAY

Stairs providing access to the first floor landing, spotlighting to the ceiling, opening to the open plan kitchen dining sitting room.

### KITCHEN DINING SITTING ROOM

14'5" x 26'0" [max] x 6'11" [min] [4.4m x 7.95m [max] x 2.11 [min]]  
Access to the utility room, spotlighting to the ceiling, LED strip lighting on kickboards, column style central heating radiator, partial decorative panelling to the walls, voluted sky light, set of bi folding doors leading to the rear garden. A range of modern wall and base

units with quartz work surface over, a stainless steel 1 1/2 inset sink with mixer tap and drainer built into the quartz. Four ring induction hob, integrated oven with extractor hood above, tiled splashback in a hexagonal style, space for an American style fridge freezer, breakfast bar with quartz worksurface over.

### UTILITY ROOM

6'2" x 4'11" [max] x 4'0" [min] [1.88m x 1.5m [max] x 1.23m [min]]  
A further composite door with double glazed pane to the side of the property, sliding room to the downstairs W.C., spotlighting to the ceiling, space and plumbing for a washing machine, quartz worksurface over with partial tiled splashback with the hexagonal style. Boiler housed in here. Set of stairs leading down the to lower ground floor.

### DOWNSTAIRS W.C.

2'7" x 4'7" [0.8m x 1.4m]  
Concealed cistern low flush W.C., spotlighting to the ceiling, extractor fan, ceramic wash basin built into a storage unit with storage below and mixer tap.

### LOWER GROUND LEVEL HALLWAY

Central heating radiator, spotlighting to the ceiling. Door leading to bedroom three.

### BEDROOM THREE

11'1" x 11'10" [3.4m x 3.62m ]  
Spotlighting to the ceiling, two UPVC double glazed windows one to the front and one to the side, central heating radiator, set of fitted wardrobes with sliding mirror doors.

### FIRST FLOOR LANDING

Railing with glass balustrade, spotlighting to the ceiling, doors to bedrooms two, four, the bathroom and a further door leading us up to the upper level.

### BEDROOM TWO

14'5" x 13'2" [4.4m x 4.03m]  
UPVC double glazed window to the front, central heating radiator.



### BEDROOM FOUR

9'11" x 8'7" [3.03m x 2.62m ]  
UPVC double glazed window to the rear, central heating radiator.

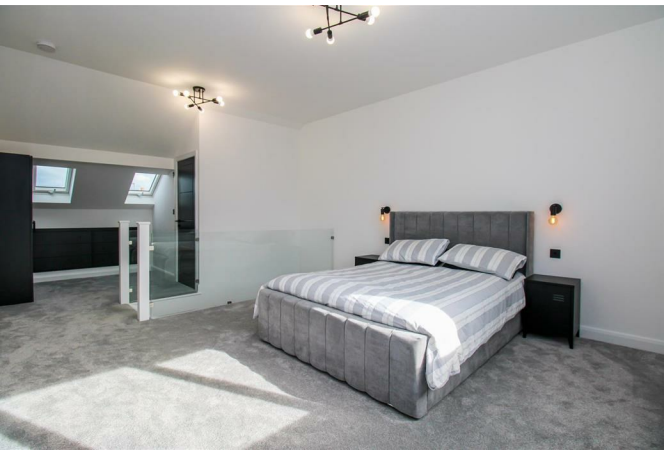
### HOUSE BATHROOM

9'10" x 5'4" [3.0m x 1.65m]  
Frosted UPVC double glazed window to the rear, ladder style central heating radiator, LED mirror. Concealed cistern low flush W.C., ceramic wash basin built into a floating storage unit with storage below and mixer tap, stand alone bath with mixer tap and a separate shower cubicle with mains fed overhead shower and showerhead attachment with a glass shower screen. Full tiling.



### BEDROOM ONE

24'1" x 13'4" [max] x 7'3" [min] [7.35m x 4.08m [max] x 2.21m [min]]  
Stairs from first floor to second floor, straight into the bedroom. Glass balustrade, two Velux skylights, UPVC double glazed window to the rear, central heating radiator, door into the en suite shower room. Fitted wardrobes and storage units.



### EN SUITE SHOWER ROOM

5'7" x 7'11" [1.72m x 2.43m]  
Further fitted storage with sliding doors, ladder style central heating radiator, LED mirror, Velux skylight, extractor fan, full tiling. Concealed cistern low flush W.C., wash basin with mixer tap and built in storage unit, shower cubicle with mains fed overhead shower and shower head attachment and glass shower screen.

### OUTSIDE

To the front of the property there is a low maintenance front garden which is mainly tarmacadam providing off road parking, running down the side of the property there is timber fencing to either side. To the rear there is a good sized garden that is mainly laid to lawn and incorporates a composite deck patio area, perfect for dining and entertaining purposes. There is also a tarmacadam area to the rear perfect for the placement of a shed or ideal for bin storage. The garden is fully enclosed by timber fencing ideal for pets and children.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.