



WAKEFIELD
01924 291 294

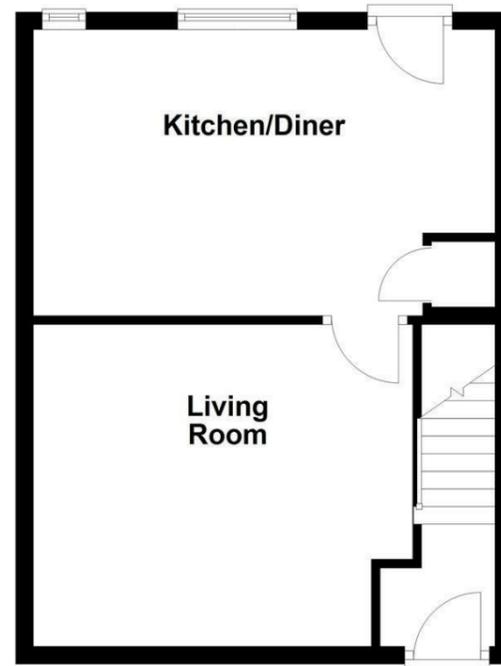
OSSETT
01924 266 555

HORBURY
01924 260 022

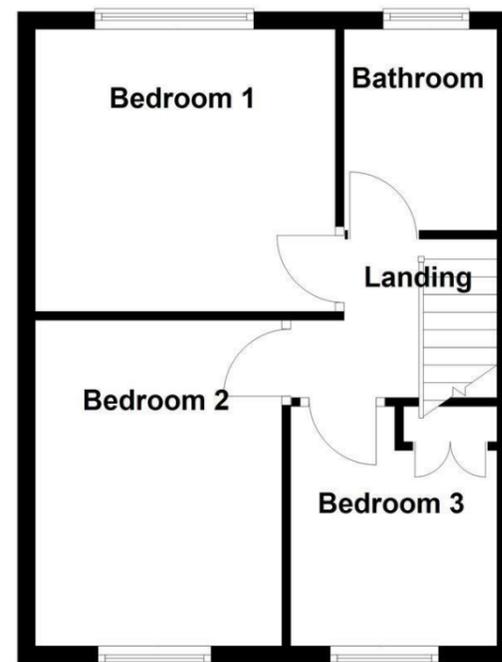
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



10 Barnes Avenue, Wakefield, WF1 2BH

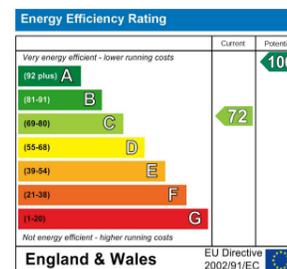
For Sale Freehold £215,000

A well presented three bedroom mid terrace property benefitting from driveway parking and a good sized enclosed rear garden.

The property briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing provides access to three bedrooms and house bathroom. Externally there is driveway parking to the front for one vehicle. To the rear is an enclosed spacious garden with flagged patio seating area and lawned garden.

The property is ideally located for all local shops and amenities, whilst only being a short drive away from Wakefield city centre. The motorway network is close at hand, perfect for those looking to travel further afield.

Done to a high standard, this property is ready to move into and would make a fantastic home. A viewing comes highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

Front entrance door, central heating radiator, stairs to the first floor landing and door through to the living room.

LIVING ROOM

14'1" x 8'8" [4.30m x 2.65m]

UPVC double glazed window to the front elevation, central heating radiator, wood effect flooring, door to the kitchen/diner and open fireplace with living flame electric fire.



KITCHEN/DINER

17'3" x 10'6" [5.27m x 3.22m]

Range of base units with wood work surface over, integrated oven and gas hob. Space for a washing machine, space for a fridge/freezer and space for a dishwasher. UPVC double glazed windows and door to the rear elevation, central heating radiator and wood effect flooring.



FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. Loft hatch providing loft access.

BEDROOM ONE

11'1" x 10'5" [3.40m x 3.20m]

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



BEDROOM TWO

12'0" x 8'10" [3.66m x 2.70m]

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



BEDROOM THREE

9'0" x 7'11" [2.76m x 2.43m]

UPVC double glazed window to the front elevation, central heating radiator and built in overstairs storage cupboard.

BATHROOM/W.C.

7'5" x 5'8" [2.28m x 1.74m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator and spotlights.



OUTSIDE

To the front is a flagged driveway providing off road parking for one vehicle with electric vehicle charging point and bush and shrubbery border. There is a spacious rear garden with flagged patio seating area and lawn, surrounded by 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.