



WAKEFIELD
01924 291 294

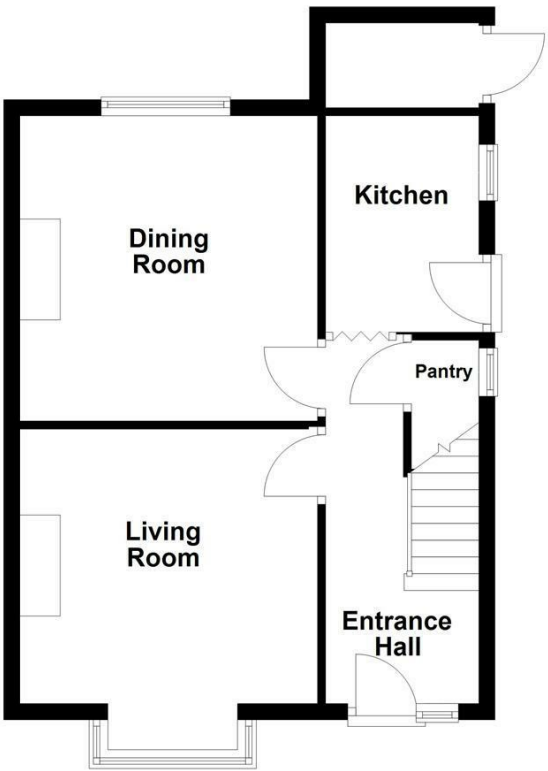
OSSETT
01924 266 555

HORBURY
01924 260 022

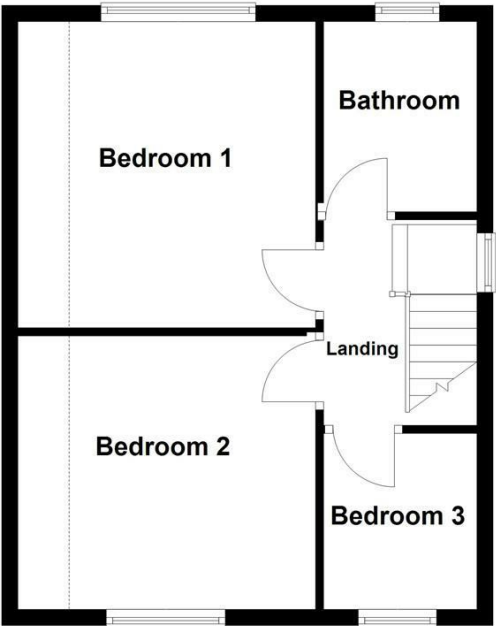
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

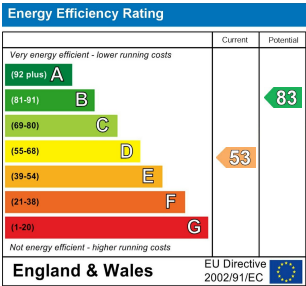


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



24 Oakleigh Avenue, Wakefield, WF2 9DF

For Sale Freehold £375,000

Situated on a tree lined approach is this three bedroom detached wonderful family home on a larger than average plot, being offering for sale for the first time in 50 years. Benefitting from well proportioned accommodation including two spacious reception rooms, off road parking and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom. Outside to the front, a single gate leads to a low maintenance garden with planted features. Double gates lead to a concrete driveway running down the side of the property to the single detached garage. To the rear is a good sized attractive garden with patio area, lawned garden with summerhouse and water feature pond, fully enclosed by walls and timber fencing.

Situated close to Wakefield city centre the property is ideally located for all local shops and amenities including local schools. Main bus routes run to and from Wakefield city centre, as well Wakefield Westgate train station and the motorway network only a short drive away.

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



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted entrance door, stairs to the first floor landing with understairs pantry, central heating radiator and doors to the living room, dining room and kitchen.

LIVING ROOM

13'1" x 12'1" [max] x 5'4" [min] [4.0m x 3.7m [max] x 1.65m [min]]
UPVC double glazed box window to the front, coving to the ceiling, central heating radiator and gas fireplace with marble hearth, surround and wooden mantle.



DINING ROOM

12'4" x 12'1" [max] x 10'7" [min] [3.78m x 3.7m [max] x 3.23m [min]]
UPVC double glazed window to the rear, picture rail, decorative fireplace with exposed brick hearth, alcove unit and central heating radiator.



KITCHEN

6'2" x 9'4" [1.9m x 2.85m]
Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, space and plumbing for a washing machine, space for an electric cooker, space for an under counter fridge and freezer. UPVC double glazed frosted window and door to the side, central heating radiator.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms and bathroom.

BEDROOM ONE

12'5" x 12'4" [3.79m x 3.77m]
Fitted wardrobes, UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

12'1" x 11'3" [3.7m x 3.43m]
Fitted wardrobes, central heating radiator and UPVC double glazed window to the front.



BEDROOM THREE

6'3" x 7'1" [1.92m x 2.17m]
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

6'2" x 7'9" [1.88m x 2.37m]
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower. Fitted storage cupboard, central heating radiator, UPVC double glazed frosted window to the rear, extractor fan and fully tiled.



OUTSIDE

To the front double iron gates provide access onto the concrete driveway running down the side of the property to the single detached garage. A single hand gate at the front accesses the low maintenance garden with planted features. To the rear is an attractive garden with summerhouse, patio area, lawned garden, water feature pond and planted features, fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.