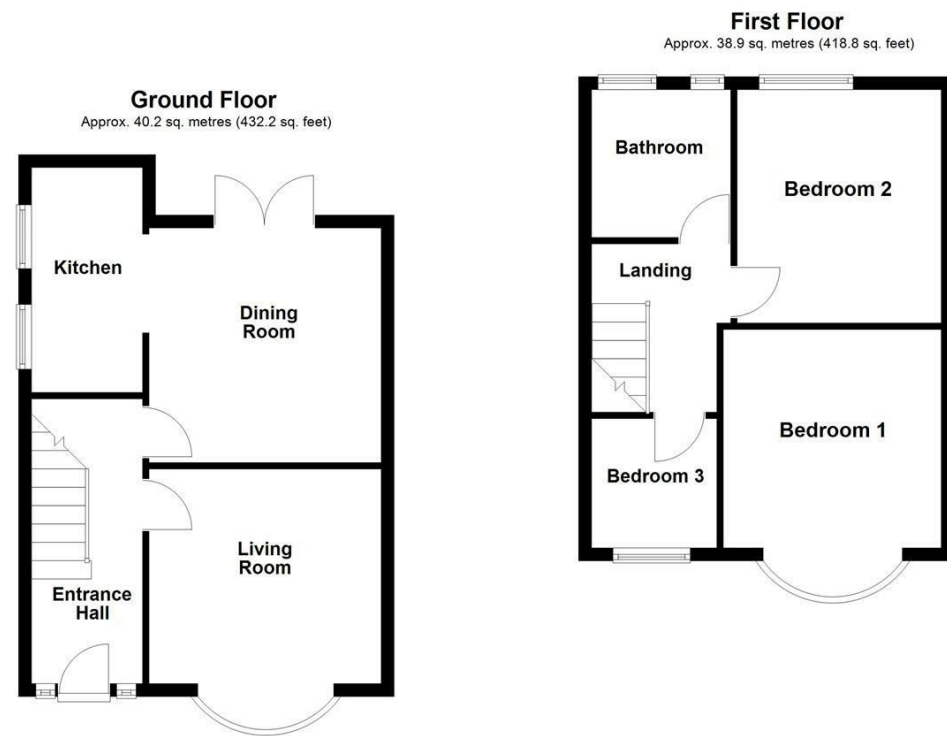
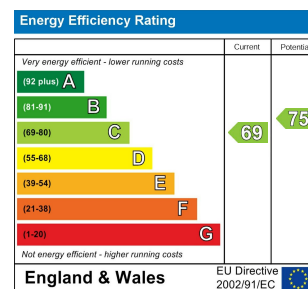




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Total area: approx. 79.1 sq. metres (851.0 sq. feet)



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.



15 Belle Isle Avenue, Wakefield, WF1 5JY

For Sale Freehold £255,000

Introducing to the market is this well presented three bedroom semi detached property benefitting spacious accommodation, driveway parking and large enclosed rear garden.

The property briefly comprises of the entrance hall, living room and open plan kitchen/dining room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a lawned garden and driveway parking for two vehicles. To the rear is a good sized lawned garden mainly laid to lawn with flagged patio area with pergola and raised decked sitting area, perfect for al fresco dining, enclosed by timber fencing.

The property is within walking distance to the local amenities and schools nearby. Local bus routes travel to and from Wakefield city centre. Sandal/Agbrigg train station is a short distance away for the commuter.

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

Composite front entrance door with frosted side panels, central heating radiator, oak style laminate flooring, stairs to the first floor landing and doors to the living room and kitchen/diner.

LIVING ROOM

11'11" x 11'1" [3.64m x 3.38m]

Central heating radiator, wood burning stove and UPVC double glazed curved bay window to the front.

DINING ROOM

11'9" x 12'0" [3.60m x 3.67m]

Open to the kitchen, oak style laminate flooring, central heating radiator and UPVC patio doors to the rear garden.



KITCHEN

11'4" x 5'9" [3.47m x 1.76m]

Range of wall and base units with butchers block style work surface over incorporating ceramic sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor fan. Integrated dishwasher, space and plumbing for a washing machine, oak style laminate flooring and UPVC double glazed windows to the side elevation.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, loft access to fully boarded loft for storage, overstairs storage, doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'1" x 11'1" [3.38m x 3.38m]

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



BEDROOM TWO

10'8" x 12'0" [3.27m x 3.68m]

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



BEDROOM THREE

6'5" x 6'9" [1.96m x 2.06m]

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

BATHROOM/W.C.

6'8" x 7'7" [2.05m x 2.32m]

Pedestal wash basin with tiled splash back, low flush w.c. and panelled bath with overhead shower. Radiator and UPVC double glazed frosted windows to the rear elevation.



OUTSIDE

To the front is a lawned garden and flagged driveway leading through to a timber gate. To the rear is a decked patio area, perfect for al fresco dining with steps leading to the flagged patio area with timber pergola and good sized lawn, surrounded by timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Belle Isle Avenue is such a friendly street in a perfect location - close to the city centre, Kirkgate and Sandal stations, near to the new bar and events at Tileyard North and The Hepworth, and in 5 minutes you can be walking along the river Calder into the countryside. The garden is perfect for evenings eating on the decking or morning coffee under the jasmine on the pergola."

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.

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.