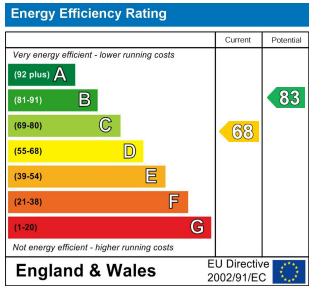


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



18 Kingsley Avenue, Milnthorpe, Wakefield, WF2 7EA

For Sale Freehold Offers In Excess Of £325,000

Situated in the highly sought after area of Sandal, this beautifully presented three bedroom semi detached home offers spacious and stylish accommodation throughout, complete with a private driveway, detached garage, and a well maintained enclosed rear garden.

The ground floor comprises a welcoming entrance hall, a contemporary fitted kitchen and a generously proportioned open plan lounge and dining area. To the first floor, a central landing provides access to three well sized bedrooms and a modern four piece family bathroom. Externally, the property benefits from a driveway offering off-street parking for two vehicles, leading to a single detached garage. The rear garden is attractively landscaped, featuring a well kept lawn and a raised paved patio area, ideal for outdoor entertaining and al fresco dining.

Perfectly positioned in the heart of Sandal, this exceptional home is surrounded by excellent amenities including shops, schools, restaurants, and pubs. For commuters, the M1 motorway is just a short drive away, with Sandal/Agbrigg train station nearby. Additionally, local attractions like Waterton Park, Newmillerdam Country Park, and Pugneys Water Park are all within easy reach.

A viewing is essential to fully appreciate the quality and space this superb home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, UPVC double glazed frosted window to the side, central heating radiator, stairs to the first floor landing, storage cupboard and doors to the lounge/dining room and kitchen.

KITCHEN

10'11" x 9'10" [max] x 6'9" [min] [3.33m x 3.0m [max] x 2.06m [min]] Range of shaker style wall and base units with granite work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor hood. Space and plumbing for a washing machine, integrated fridge/freezer and integrated dishwasher. UPVC double glazed window to the rear, UPVC double glazed frosted door to the side, door to the storage cupboard housing the boiler and central heating radiator.



LOUNGE/DINING ROOM

29'0" x 11'6" [max] x 5'1" [min] [8.85m x 3.53m [max] x 1.56m [min]] UPVC double glazed bay window to the front with built in shutters, two central heating radiators, a set of UPVC double glazed sliding doors to the rear garden, coving to the ceiling and gas fireplace with marble hearth, surround and wooden mantle.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'6" x 10'7" [max] x 8'6" [min] [4.13m x 3.23m [max] x 2.6m [min]] UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM TWO

15'5" x 9'3" [max] x 5'2" [min] [4.7m x 2.82m [max] x 1.6m [min]] UPVC double glazed bay window to the front with built in shutters, coving to the ceiling, central heating radiator and a range of fitted wardrobes.



BEDROOM THREE

8'2" x 8'2" [2.51m x 2.5m] Central heating radiator and UPVC double glazed window to the front with built in shutters.



BATHROOM/W.C.

8'2" x 8'9" [2.51m x 2.68m] Low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with electric shower, panelled bath with mixer tap and

shower head attachment. UPVC double glazed frosted windows to the side and rear, central heating radiator, coving to the ceiling, spotlights and extractor fan.



OUTSIDE

To the front of the property is a driveway providing off road parking with electric car charging port leading to the single detached garage with up and over door. The rear of the garage is currently in the process of being converted into a study/office. To the rear is a tiered garden incorporating a lawn and raised paved patio area with canopy over, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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.