



WAKEFIELD
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OSSETT
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HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

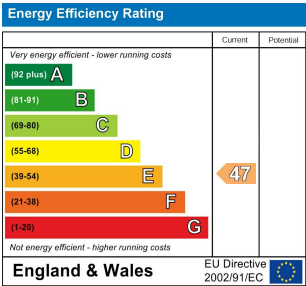


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



48 Duke Of York Avenue, Wakefield, WF2 7BY

For Sale Freehold £150,000

A fantastic opportunity to purchase this three bedroom mid terrace property benefitting from spacious living room, front and rear gardens, UPVC double glazing and gas central heating.

The property briefly comprises of the entrance porch, living room, hallway leading to the kitchen, rear porch and downstairs w.c. The first floor landing leads to three bedrooms and modern shower room. Outside to the front is a lawned garden with central paved pathway leading to the front door. To the rear is an attractive lawned garden and paved seating area.

This property would make an ideal purchase for a range of buyers looking to move to the Wakefield area. It is aptly placed for local amenities such as shops and schools and is also located close to transport links such as the M1 motorway link and both bus routes to and from Wakefield city centre as well as Sandal/Agbrigg train station.

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



ACCOMMODATION

PORCH

UPVC double glazed front door and door providing access into the living room.

LIVING ROOM

9'1" [min] x 11'11" [max] x 17'5" [2.79m [min] x 3.64m [max] x 5.31m]

UPVC double glazed windows to the front and rear, wall mounted electric fire, double doored storage cupboard, central heating radiator and doors providing access into a storage cupboard and inner hallway.



HALLWAY

Stairs to the first floor landing and door to the kitchen.

KITCHEN

7'9" [min] x 10'2" [max] x 10'7" [2.38 [min] x 3.10m [max] x 3.25m]

Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, space for a fridge/freezer, space for a cooker, space and plumbing for a washing machine. UPVC double glazed window overlooking the front aspect, central heating radiator and door to the rear porch.

REAR PORCH

Doors to the boiler/storage cupboard, understairs storage cupboard and downstairs w.c. UPVC double glazed door to the rear garden.

W.C.

Low flush w.c., timber single glazed frosted window to the rear aspect.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the rear elevation, central heating radiator, loft access, doors to three bedrooms and shower room.

BEDROOM ONE

8'11" [max] x 6'6" [min] x 17'5" [2.72m [max] x 1.99m [min] x 5.31m]

UPVC double glazed windows to the front and rear, central heating radiator and door to a storage cupboard.



BEDROOM TWO

11'4" [max] x 8'3" [min] x 9'1" [3.46m [max] x 2.52m [min] x 2.77m]

UPVC double glazed windows overlooking the front elevation and central heating radiator.



BEDROOM THREE

7'11" x 8'0" [2.42m x 2.44m]

UPVC double glazed windows overlooking the rear elevation and wall mounted gas heater.



SHOWER ROOM/W.C.

4'8" x 8'2" [1.43m x 2.49m]

Three piece suite comprising concealed cistern low flush

w.c., vanity wash basin with mixer tap and walk in shower cubicle with mixer shower. UPVC double glazed frosted window overlooking the front elevation.



OUTSIDE

To the front of the property is on street parking. A cast iron gate provides access down a paved pathway with a pleasant lawned garden. To the rear is a paved seating area and attractive lawned garden with timber fencing on three sides.



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.