



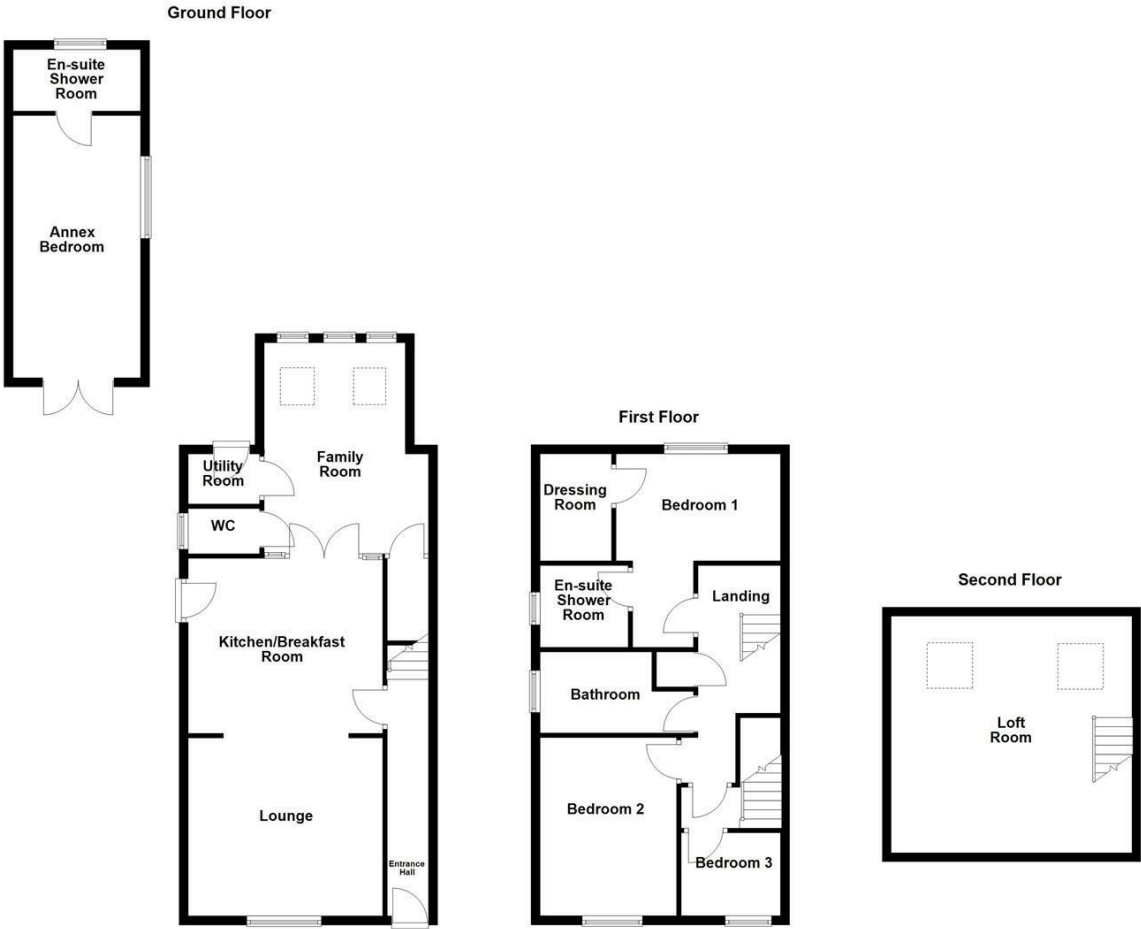
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

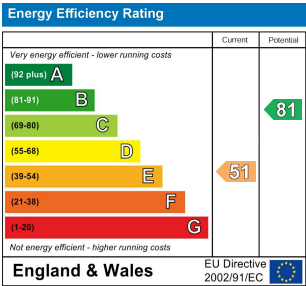


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



43 First Avenue, Wakefield, WF1 2HS

For Sale Freehold £350,000

A wonderful opportunity to purchase this three/four bedroom extended semi detached home featuring a versatile summerhouse that could easily be utilised as an annexe, home office, or studio. With driveway parking, generous sized landscaped gardens, and far reaching views over open fields to the rear, this property offers excellent flexibility and appeal for a wide range of buyers.

The accommodation briefly comprises an entrance hall, modern kitchen/breakfast room, living room, sun room, ground floor w.c. and utility room. To the first floor, the landing provides access to three bedrooms, including a principal bedroom with walk-in wardrobe and en suite, together with the house bathroom. A useful occasional loft room offers additional flexible space. Externally, the front features a low maintenance garden and a driveway extending to the side, providing off road parking. The substantial summerhouse is fitted with an en-suite and offers excellent potential as an annex or dedicated workspace. The rear garden is attractively landscaped, incorporating a timber decked seating area with steps down to an Indian stone patio and artificial lawn, complemented by a useful storage shed.

Well placed for local amenities, including shops and highly regarded schools, the property also benefits from excellent transport connections with regular bus services and convenient access to the motorway network, ideal for commuters.

A full internal inspection is essential to appreciate this fantastic family home and early viewing is strongly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, LVT flooring, central heating radiator, staircase to the first floor landing and door leading into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'7" x 13'0" [4.47m x 3.97m]
Range of wall and base modern high gloss units with granite work surface incorporating central island, double stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with microwave oven, four ring gas hob and cooker hood. Space for an American style fridge/freezer, integrated dishwasher, LVT flooring, contemporary radiator, inset spotlights, UPVC double glazed side entrance door, double timber doors to the sun room and feature archway leading into the living room.

LIVING ROOM

13'0" x 14'0" [3.98m x 4.29m]
LVT flooring, UPVC double glazed box window overlooking the front aspect, central heating radiator and a multi fuel wood burner on a slate hearth and solid wooden mantle.



SUN ROOM

14'7" x 11'10" [max] x 10'4" [min] [4.45m x 3.63m [max] x 3.15m [min]]
LVT flooring, velux timber double glazed windows to the pitch sloping ceiling, UPVC double glazed windows overlooking the rear garden, wall mounted electric fire, central heating radiator and doors to the understairs cupboard, downstairs w.c. and utility room.



W.C.

5'6" x 2'10" [1.70m x 0.87m]
Low flush w.c., wall hung wash basin with vanity unit and mixer tap. UPVC double glazed frosted window to the side aspect, central heating radiator, LVT flooring and extractor fan.

UTILITY ROOM

3'11" x 5'6" [1.21m x 1.70m]
Laminate work surface over with space for a washing machine and dryer. Cupboard housing the condensing boiler, LVT flooring, UPVC double glazed door to the rear garden.

FIRST FLOOR LANDING

Doors to three bedrooms, understairs storage cupboard, airing cupboard and house bathroom.

BATHROOM/W.C.

11'7" [max] x 8'11" [max] x 5'10" [3.55m [max] x 2.74m [max] x 1.80m]
Three piece suite comprising panelled bath with mixer shower, pedestal wash basin with waterfall mixer tap and low flush w.c. Extractor fan, inset spotlights, chrome ladder style radiator and fully tiled floor.



BEDROOM ONE

7'8" [min] x 14'10" [max] x 12'5" [2.35m [min] x 4.53m [max] x 3.79m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and doors to the walk in wardrobe and en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'11" x 6'7" [2.11m x 2.03m]
Three piece suite comprising larger than average shower cubicle with mixer shower, vanity wash hand basin with chrome mixer tap and low flush w.c. Chrome ladder style radiator, inset spotlights, extractor fan and UPVC double glazed frosted window overlooking the side elevation.

BEDROOM TWO

8'9" x 13'0" [2.67m x 3.97m]
Central heating radiator, UPVC double glazed window overlooking the front elevation and two double fitted wardrobes.



BEDROOM THREE

6'11" x 6'10" [2.13m x 2.10m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

OCCASIONAL LOFT ROOM

18'0" x 15'9" [5.51m x 4.82m]
Two timber double glazed velux windows with build in blinds, central heating radiator and fitted storage cupboards.

OUTSIDE

To the front is a low maintenance concrete garden and driveway to the side providing of road parking. There is a substantial summerhouse, which could be used for a variety of purposes such as an annex for multi-generational living or work from home space. To the rear is a timber decked patio area, perfect for entertaining and dining purposes with timber steps leading to an Indian stone paved patio area overlooking an artificial lawned garden with timber shed, surrounded by timber fencing and wall with open aspect fields behind the property.



SUMMERHOUSE/BEDROOM FOUR

15'4" x 8'11" [4.68m x 2.72m]
Two UPVC double glazed windows, spotlights, laminate flooring, electric heater and door to the en suite shower room. Could be used as a fourth bedroom.



SUMMERHOUSE/BEDROOM FOUR EN SUITE/W.C.

3'11" x 8'11" [1.20m x 2.72m]
Three piece suite comprising enclosed shower cubicle with electric shower, pedestal wash basin with mixer tap and low flush w.c. Chrome electric radiator, inset spotlights, extractor fan and UPVC double glazed frosted window to the rear aspect.

PLEASE NOTE

Please note: The vendor has consent to use the summerhouse as a further bedroom. Supporting documents are available upon request.

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.