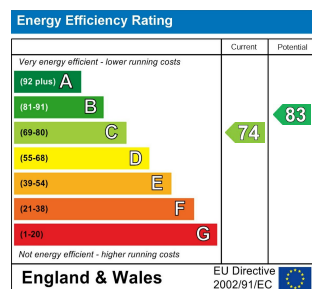


72 First Avenue



**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRAC T &amp; CASTLEFORD</b> 01977 798 844	



## 72 First Avenue, Wakefield, WF1 2HS

### For Sale Freehold £379,950

Nestled in a pleasant cul-de-sac location is this spacious four bedroom detached family home benefitting from spacious accommodation, ample off road parking with integral garage and an attractive rear garden with stunning fields views beyond.

The property briefly comprises of a welcoming entrance hallway, a spacious lounge, separate dining room, open plan kitchen/dining area, conservatory, downstairs w.c., utility room and an integral garage. To the first floor landing, there are four generously sized double bedrooms, including a principal bedroom with en suite shower room, and a well appointed house bathroom. Externally, the home benefits from driveway parking and low maintenance gardens to both the front and rear, incorporating lawn and patio areas, ideal for outdoor entertaining.

Ideally situated for Wakefield city centre and its wide range of amenities, the property also offers excellent access to the motorway network for those commuting further afield.

This is a fantastic opportunity to acquire a spacious family home in a highly convenient location, and an early viewing is strongly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front door, central heating radiator, access to the lounge, kitchen, downstairs w.c. and staircase to the first floor landing.

### LOUNGE

16'7" x 11'9" (5.07m x 3.60m)  
UPVC double glazed bay window to the front elevation, two central heating radiators and a feature fireplace with wood surround. Double doors open into the dining room.



### DINING ROOM

9'10" x 9'10" (3.02m x 3.00m)  
UPVC double glazed window, French doors to the rear elevation, central heating radiator and side door leading through to the kitchen.

### KITCHEN

17'3" x 9'10" (5.26m x 3.01m)  
Fitted with a range of wall and base units, laminate work surfaces, integrated double oven, four ring gas hob with cooker hood, and stainless steel 1.5 bowl sink and drainer. UPVC double glazed window to the rear elevation, tiled splashback and central heating radiator. Open through to the utility room and rear sitting room.



### CONSERVATORY

8'8" x 7'7" (2.65m x 2.33m)  
UPVC double glazed windows to the side and rear elevations, UPVC French doors out to the garden and central heating radiator.



### UTILITY ROOM

8'8" x 4'3" (2.65m x 1.31m)  
Wall and base units for storage, stainless steel sink and drainer, central heating radiator, plumbing for a washing machine and door through to the integral garage as well as side external access.

### INTEGRAL GARAGE

16'1" x 8'8" (4.91m x 2.65m)  
Storage garage with shelving units and up and over door for access.

### W.C.

Two piece suite comprising low flush w.c. and pedestal wash hand basin with mixer tap. Central heating radiator.

### FIRST FLOOR LANDING

Access to four bedrooms and the family bathroom. Built-in storage cupboard housing the hot water tank, loft access and central heating radiator.

### BEDROOM ONE

16'6" x 10'8" (5.03m x 3.26m)  
Two UPVC double glazed windows to the front elevation, two central heating radiators, two built-in storage wardrobes and access to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

7'10" x 4'10" (2.39m x 1.48m)  
Three piece suite comprising corner shower cubicle with wall mounted shower, wash hand basin and w.c. UPVC frosted side window and central heating radiator.

### BEDROOM TWO

15'10" x 8'9" (4.84m x 2.67m)  
UPVC double glazed window to the front elevation, central heating radiator and built-in storage cupboard over the stairs.



### BEDROOM THREE

9'11" x 9'3" (3.03m x 2.82m)  
UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FOUR

11'5" (max) x 9'4" (3.50m (max) x 2.85m)  
UPVC double glazed window to the rear elevation, central heating radiator and built-in storage cupboard.

### BATHROOM/W.C.

6'6" x 5'10" (2.00m x 1.78m)  
Three piece suite comprising panelled bath with shower over, wash hand basin and w.c. UPVC frosted double glazed window to the rear elevation, part tiled walls, chrome heated towel rail and built-in storage cupboard.



### OUTSIDE

To the front, a tarmac driveway provides parking for two cars alongside a low maintenance lawn with shrub borders. Side access leads to the rear. The rear garden features a flagged patio seating area, low maintenance lawn with shrub borders and a further corner patio area with space for a greenhouse or shed. Wood fencing provides enclosure with far reaching countryside views beyond.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.