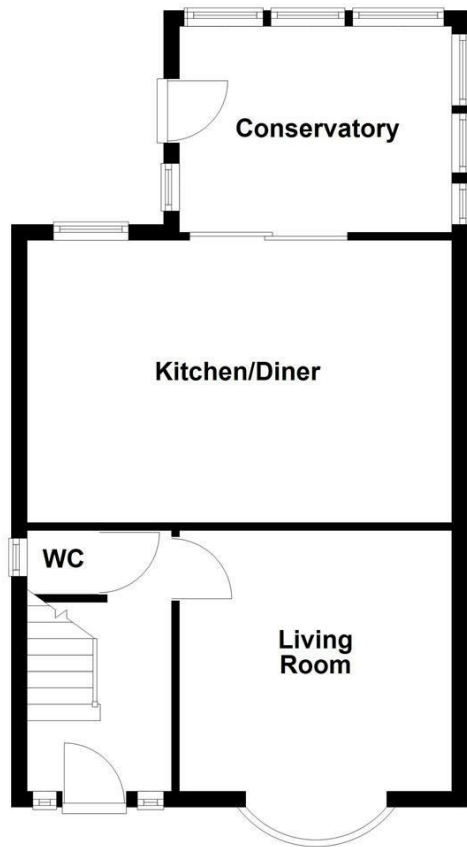
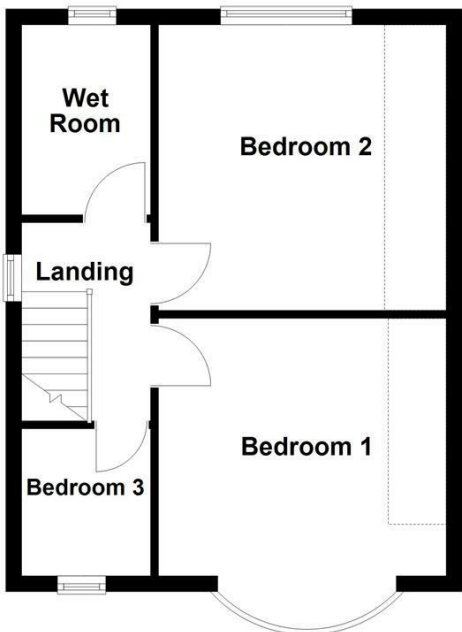


Ground Floor



First Floor

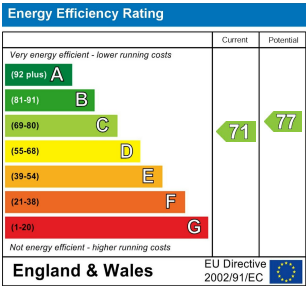


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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**23 Belle Isle Avenue, Wakefield, WF1 5JY**

**For Sale Freehold £225,000**

Situated in Wakefield is this three bedroom semi detached home. The property offers spacious accommodation throughout, including a generous kitchen diner and off road parking.

Upon entering, you are welcomed into the entrance hall, which provides access to the living room and kitchen diner, as well as a staircase leading to the first-floor landing. A useful downstairs W.C. completes the ground floor. To the first floor, the accommodation comprises two well proportioned double bedrooms and a third single bedroom, ideal for a nursery or home office. The layout is completed by a modern wet room. The property benefits from double-glazed UPVC windows and gas central heating throughout.

Located within easy reach of Wakefield city centre, major transport links, and a wide range of local amenities. Viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall, frosted UPVC double glazed windows on both sides of the entrance door, central heating radiator. Stairs to the first floor landing, doors to the living room, kitchen/diner and the downstairs W.C..

### LIVING ROOM

10'11" x 11'4" [3.33m x 3.46m]

UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator, gas fireplace with stone feature surround.



### DOWNSTAIRS W.C.

2'3" x 2'11" [0.70m x 0.91m]

Frosted UPVC double glazed window to the side, extractor fan. Low flush W.C., wall mounted hand wash basin.

### KITCHEN/DINER

18'2" x 11'9" [5.54m x 3.60m]

UPVC double glazed window to the rear, sliding doors to the conservatory, central heating radiator, extractor fan. A range of wall and base units with laminate work surfaces and tiled splashback, space and plumbing for a cooker, plumbing for a fridge-freezer.

### CONSERVATORY

8'11" x 11'5" [2.72m x 3.50m]

A range of UPVC double glazed windows, UPVC door leading to the garden, central heating radiator.

### FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, loft access. Doors to three bedrooms and the wet room.

### BEDROOM ONE

10'9" x 8'11" [3.28m x 2.72m]

UPVC double glazed bay window to the front, central heating radiator, a range of fitted wardrobes.



### BEDROOM TWO

8'10" x 11'10" [2.71m x 3.62m]

UPVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes.



### BEDROOM THREE

5'7" x 5'10" [1.72m x 1.80m]

UPVC double glazed window to the front, central heating radiator.



### WET ROOM

7'5" x 5'4" [2.27m x 1.65m]

Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled. Pedestal wash basin, low flush W.C., shower head with mixer tap.



### OUTSIDE

To the front and side, the property benefits from a concrete flag driveway leading down to the rear elevation. The rear garden features a laid to lawn area enclosed by timber fencing, with a flag stone pathway running from the front to the back. There is also a prefabricated detached garage.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.