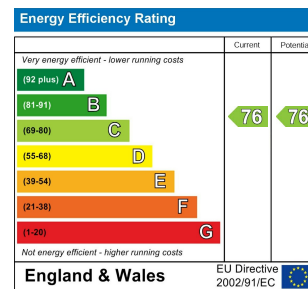
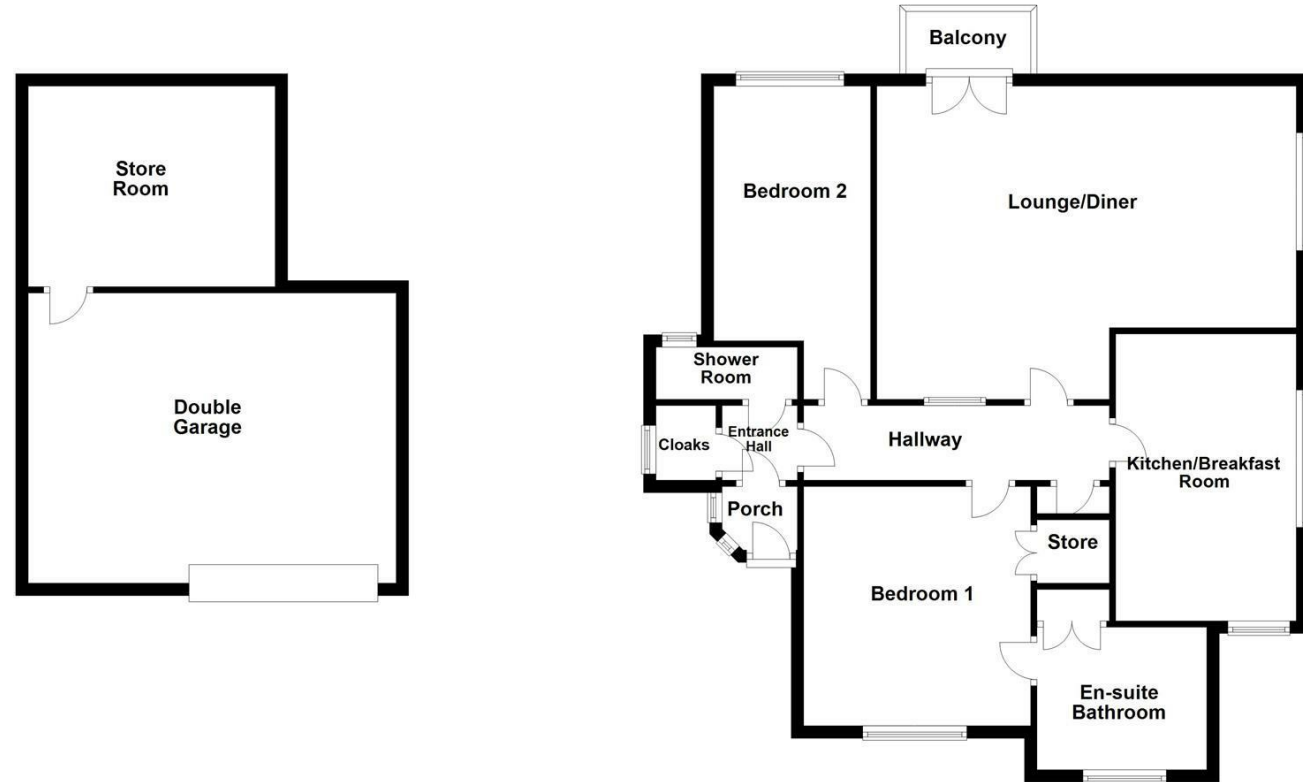




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**

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.



**25 St. Marys Avenue, Mirfield, WF14 0PX**

**For Sale Freehold £283,950**

Superbly appointed throughout is this deceptively spacious two bedroomed first floor freehold apartment benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, entrance hall, cloak, shower room/w.c., hallway leading to spacious lounge/diner with French doors leading to the glass balustrade balcony, two double bedrooms (bedroom one with large en suite bathroom) and modern fitted kitchen/breakfast room. Outside, an attractive lawned garden to the front and two further garden areas to the left and right. There is shared tarmac driveway leading to double garage with large store room to the back.

Situated in a popular part of Mirfield, the property is well placed to local amenities including shops and schools with local bus routes nearby. Mirfield and Dewsbury railway stations are easily accessible with access to the new upgraded Pennine train route.

Simply a fantastic opportunity for the working couple or those looking to downsize to acquire themselves a substantial first floor apartment. A viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE PORCH

Composite entrance door, UPVC curved double glazed window to the side and door to entrance hall.

### ENTRANCE HALL

Doors to the shower room and cloaks. Door into the main hallway.

### CLOAKS

Tiled effect floor and UPVC double glazed window to the side.

### SHOWER ROOM/W.C.

28" x 9'3" into shower [0.82m x 2.84m into shower]

Shower cubicle with mixer shower, fully tiled, wash basin, concealed low flush w.c., UPVC double glazed frosted window to the rear, heated chrome towel radiator and coving to the ceiling.

### HALLWAY

Feature arch glass window into the lounge/diner, loft access with drop down ladder, radiator, storage cupboards and doors to two bedrooms, kitchen and lounge/diner.



### BEDROOM ONE

14'9" x 12'11" [4.52m x 3.95m]

Fitted wardrobes to two sides of the wall, dressing table area, built in double storage cupboard, UPVC double glazed window to the front, radiator and coving to the ceiling. Door to large en suite bathroom.



### EN SUITE BATHROOM/W.C.

9'7" x 9'3" [2.94m x 2.83m]

Concealed low flush w.c., wash basin with vanity cupboards and units, panelled bath with tiled splash back, corner shower cubicle with mixer shower, UPVC double glazed frosted window to the front, radiator, coving to the ceiling, built in storage space and tiled effect floor.



### BEDROOM TWO

13'1" x 8'5" plus walk in area [3.99m x 2.58m plus walk in area]

UPVC double glazed window to the rear, radiator and coving to the ceiling.



### LOUNGE/DINER

16'0" [max] x 12'9" [min] x 21'11" [4.90m [max] x 3.91m [min] x 6.70m]

UPVC double glazed window to the side overlooking fields, detailed coving to the ceiling, two radiators, UPVC French doors leading to glass balustrade balcony overlooking the rear.



### KITCHEN/BREAKFAST ROOM

10'2" x 15'6" [3.10m x 4.73m]

Range of modern fitted wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, plumbing for a washing machine and space for fridge and freezer. Integrated oven and grill, four ring gas hob with stainless

steel filter hood above. Integrated dishwasher, integrated freezer, tiled effect floor, radiator and recess ceiling spotlights. UPVC double glazed windows to the front and side. The combination boiler is housed here.



### OUTSIDE

Outside to the front, an attractive lawned garden with plants, trees and shrubs bordering. In addition to the left hand side there is a further section of garden well established with mature trees and shrubs. To the right hand side of the dwelling is a small lawned garden area with plum tree. Steps lead up to the main entrance door with understairs bin store/storage. There is off street shared parking to the side and rear providing ample off street parking and single electric operated door leading to the double garage with store room to the back.



### DOUBLE GARAGE

17'0" x 19'7" [5.20m x 5.97m]

Electric operated door, light and power within. Space for a condensing dryer and door to large store room.

### STORE ROOM

13'2" x 14'10" [4.02m x 4.54m]

Light and power within.

### 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 Ossett 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.