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51 Willans Avenue, Rothwell, LS26 0NF

For Sale Freehold £220,000

A superb opportunity to purchase this three bedroom mid terrace house benefitting from underfloor gas powered heating, open plan living kitchen diner, ample off road parking and a larger than average rear garden.

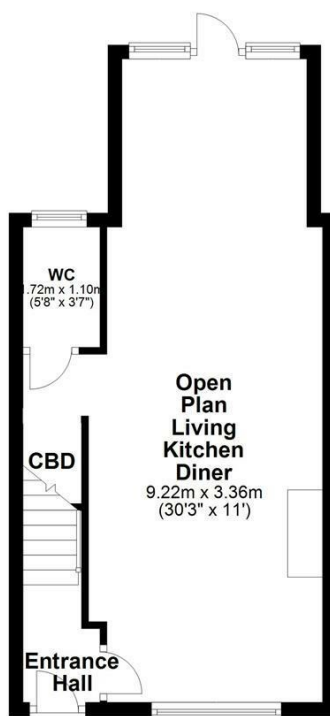
The property briefly comprises of the entrance hall, open plan living kitchen diner, downstairs w.c. and understairs storage cupboard. The first floor landing leads to three bedrooms (two of which are doubles) and the house bathroom/w.c. Outside to the front is a low maintenance pebbled driveway providing ample off road parking with a paved pathway leading down a shared pathway through to the ginnel to the rear of the property. Whilst to the rear is a paved patio area, perfect for entertaining and dining purposes overlooking a larger than average attractive lawned garden with planted borders and aluminium shed providing ample storage. The property also benefits from CCTV camera wiring installed.

The property is well placed to local amenities including shops and good schools, with local bus routes nearby. The motorway network is only a short distance away, perfect for the commuter looking to travel further afield.

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

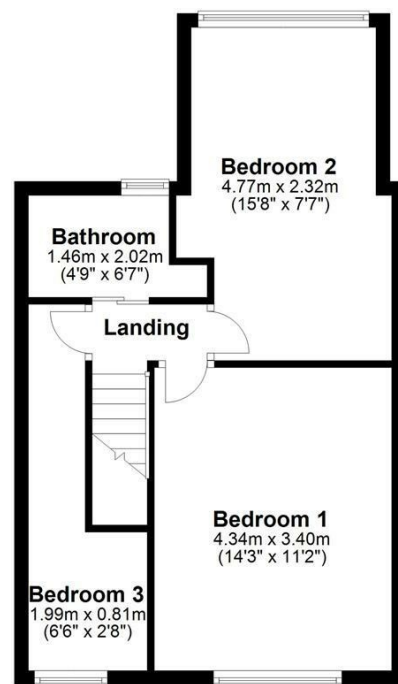
Ground Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



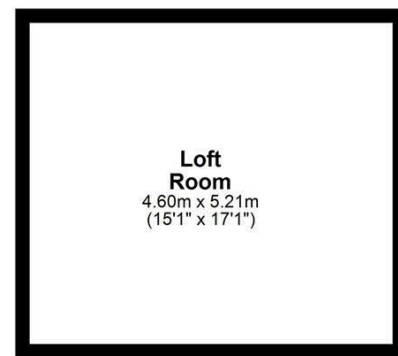
First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)

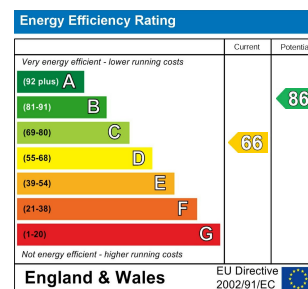


Second Floor

Approx. 24.0 sq. metres (257.9 sq. feet)



Total area: approx. 101.4 sq. metres (1091.6 sq. feet)



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*

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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

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, laminate flooring, dark grey contemporary radiator, staircase to the first floor landing and door providing access into the open plan living kitchen diner.

OPEN PLAN LIVING KITCHEN DINER

10'11" [max] x 8'7" [min] x 30'4" [3.34m [max] x 2.64m [min] x 9.27m] Range of wall and base units with laminate work surface over and laminate upstanding above, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, integrated oven and grill with five ring gas hob, stainless steel splash back and cooker hood over. Integrated microwave, integrated fridge/freezer, UPVC double glazed rear door, Laminate flooring, UPVC double glazed windows to the rear and front. Underfloor heating, door providing access into the downstairs w.c. and an opening into the understairs storage cupboard.



W.C.

Low flush w.c. with concealed cistern, wash basin with mixer tap and tiled splash back. Central heating radiator, laminate flooring, wall mounted extractor fan and UPVC double glazed frosted window overlooking the rear aspect.



FIRST FLOOR LANDING

Sliding door into the bathroom and three further doors to three bedrooms.

BEDROOM ONE

14'3" x 11'2" [4.35m x 3.42m] UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM TWO

8'8" [min] x 11'4" [max] x 15'11" [2.65m [min] x 3.47m [max] x 4.86m] UPVC double glazed window overlooking the rear elevation, central heating radiator and loft access with bi-folding wooden staircase

ladder providing access into boarded loft room with light and power.



BEDROOM THREE

3'5" [min] x 6'7" [max] x 16'11" [1.06m [min] x 2.01m [max] x 5.17m] UPVC double glazed window overlooking the front elevation and wall mounted white contemporary radiator.



BATHROOM/W.C.

5'1" x 6'7" [min] x 9'1" [max] [1.55m x 2.02m [min] x 2.79m [max]] Three piece suite comprising low flush w.c. with concealed cistern, laminate wash basin with chrome waterfall mixer tap and vanity cupboards and panelled bath with swan neck mixer tap and separate mixer shower. White ladder style radiator, fully tiled walls and UPVC double glaze frosted window overlooking the rear elevation.



OUTSIDE

To the front is a low maintenance pebbled driveway providing

ample off road parking with a paved pathway leading down a shared pathway through to the ginnel to the rear of the property. Whilst to the rear is a paved patio area, perfect for entertaining and dining purposes overlooking a larger than average attractive lawned garden with planted borders and aluminium shed providing ample storage.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We love this quiet cul-de-sac street with friendly neighbours, online community group, the closeness to schools, and the lovely fields at the bottom of the road with horses."

COUNCIL TAX BAND

The council tax band for this property is B.

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 Pontefract 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.