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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**

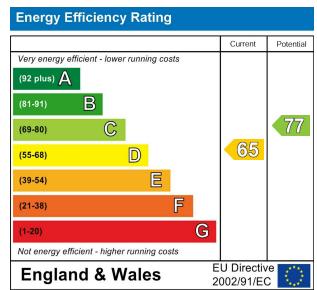
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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.



## 39 Eden Avenue, Wakefield, WF2 9DJ

**For Sale Freehold £325,000**

Occupying a prominent corner position, this simply stunning 1930s Art Deco 'Mediterranean style' home enjoys a prime location in one of Wakefield's most desirable residential areas, approached via an attractive tree lined avenue. Beautifully presented throughout, the property benefits from UPVC double glazing and gas central heating, combining period character with modern family living.

The accommodation briefly comprises a welcoming entrance hallway, a spacious living room, and an impressive open plan kitchen diner flowing through to a light-filled orangery overlooking the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor, the landing leads to three bedrooms, two of which are generous doubles, together with a spacious and contemporary family bathroom. Externally, the property enjoys a substantial plot with a tarmac driveway to the front providing ample off street parking, along with an additional block paved driveway to the side accessed via gates. A detached former garage provides excellent versatility, with the front section retained as a garage/store and the rear currently utilised as a dog grooming room, offering potential for a variety of alternative uses such as a home office or studio, with an additional storage area to the rear. The enclosed rear garden has been attractively landscaped and features an artificial lawn alongside an Indian stone patio seating area, complemented by planted shrub borders, creating an ideal space for outdoor dining and entertaining.

The property is well placed for a range of local amenities including shops, schools and regular bus services, whilst also benefiting from excellent access to the motorway network for those commuting further afield.

A fantastic home ideally suited to the growing family, and an early viewing is highly recommended to fully appreciate the quality and accommodation on offer, and to avoid disappointment.



#### ACCOMMODATION

##### ENTRANCE HALL

Accessed via a composite entrance door with frosted double glazed window to the side with stairs leading to the first floor landing, laminate flooring, coving to the ceiling, picture rail, dado rail, radiator and useful understairs storage. Doors lead through to the living room and kitchen diner.

##### LIVING ROOM

11'10" x 15'1" [3.63m x 4.60m]

A bright reception room featuring a walk-in bay window with double glazed windows to the front elevation, radiator, coving to the ceiling, and space for a feature fireplace with wood surround.



##### KITCHEN/DINER

13'6" [max] x 10'3" [min] x 20'0" [4.12m [max] x 3.14m [min] x 6.10m]

Fitted with a modern range of wall and base units incorporating work surfaces with inset sink and drainer with mixer tap. Space for a dishwasher, Bosch electric induction hob with extractor above, integrated oven and grill, and space for fridge and freezer. Fully tiled flooring and splashback tiling, with double glazed window to the rear, French doors leading outside,

glazed side panels, and a stable door providing additional side access. A cloak/utility cupboard houses the boiler and provides plumbing for an automatic washing machine. The dining area includes laminate flooring and a radiator.



##### ORANGERY

19'4" [max] x 16'9" [min] x 11'5" [5.90m [max] x 5.13m [min] x 3.50m]

Accessed from the kitchen diner, featuring laminate flooring, recessed ceiling spotlights, three double glazed Velux roof windows, double glazed French doors to the rear garden with glazed panels either side, double glazed window to one side, and a further frosted double glazed window to the opposite side.



##### FIRST FLOOR LANDING

Doors leading to three bedrooms, the house bathroom, airing cupboard, and additional storage. A paddle staircase provides access to the roof space, with a frosted double glazed window to the side elevation at the base of the staircase.

##### BEDROOM ONE

12'11" x 10'8" [3.94m x 3.26m]

Bespoke fitted bedroom furniture including wardrobes spanning the width of the room, matching bedside cabinets, and overhead storage. A radiator and double glazed window overlooking the front elevation.



##### BEDROOM TWO

13'6" x 11'11" [max] x 10'8" [min] [4.13m x 3.64m [max] x 3.26m [min]]

A spacious double bedroom with radiator and double glazed window overlooking the rear garden.



##### BEDROOM THREE

6'6" x 7'4" [2.00m x 2.26m]

Radiator and double glazed window overlooking the front elevation.

##### BATHROOM/W.C.

10'7" x 7'5" [3.24m x 2.27m]

Low flush w.c., wash hand basin set within vanity storage units, panelled bath with shower over, laminate flooring, heated towel radiator, and part tiled walls. Frosted double glazed windows to both the rear and side elevations providing natural light.



##### OUTSIDE

To the front is a low maintenance garden and driveway providing off street parking via gated access. The rear garden is attractively landscaped with artificial lawn and Indian stone patio terrace, offering a good degree of privacy with planted borders.



##### DETACHED OUTBUILDING/FORMER GARAGE

8'9" x 9'4" [2.67m x 2.86m]

Currently utilised as a dog grooming room but suitable for a variety of alternative uses, featuring power, lighting, drainage, running water, laminate flooring, and UPVC double glazed windows to both sides, with extractor installed. To the rear is a further separate storeroom with power and lighting, accessed via an internal doorway.

##### 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.