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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



84 Oakwood Avenue, Wakefield, WF2 9JU

For Sale Freehold Offers Over £260,000

Recently modernised and renovated to a high standard is this superbly presented three bedroom end terraced property, benefitting from driveway parking, enclosed gardens and an en suite to the principal bedroom.

The accommodation briefly comprises an entrance hall, a spacious living room and an extended kitchen dining room to the ground floor. To the first floor, the landing provides access to two bedrooms and a modern family bathroom. A further staircase leads to the second floor, where there is an additional bedroom with en suite shower room. Externally, the property offers driveway parking to the front along with an enclosed garden. To the rear, there is a patio seating area, ideal for outdoor dining and entertaining.

The property is well placed for local amenities including shops and schools, and benefits from excellent transport links with convenient access to the motorway network, making it ideal for commuters.

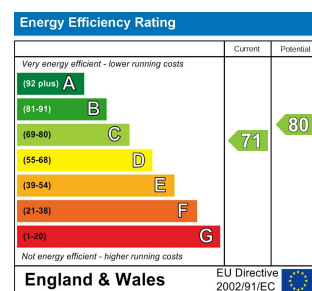
Finished to a high standard throughout and ready to move into, this property would suit a range of buyers. An early viewing is highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

Front entrance door leading into the hallway with staircase to the first floor landing, central heating radiator and door through to the lounge.

LOUNGE

13'7" x 12'11" [4.16m x 3.95m]
UPVC double glazed bay window to the front elevation, central heating radiator, carpeted flooring and feature open fireplace.



KITCHEN DINING ROOM

20'9" x 12'11" [6.34m x 3.95m]
Extended and recently renovated with bi-folding doors to the rear garden and skylight above. Fitted with a modern range of units including a central island with inset sink and drainer and integrated induction hob. Integrated oven, fridge freezer, wine chiller and dishwasher. Additional

floor to ceiling storage, spotlights to the ceiling and wood effect grey laminate flooring. Built in storage cupboard and UPVC double glazed window.



FIRST FLOOR LANDING

UPVC double glazed window to the side and access to two bedrooms and the house bathroom.

BEDROOM ONE

10'6" x 9'11" [3.22m x 3.04m]
UPVC double glazed bay window to the front, central heating radiator and carpeted flooring.



BEDROOM TWO

10'5" x 9'7" [3.20m x 2.94m]
UPVC double glazed window to the rear, central heating radiator and carpeted flooring.

BATHROOM/W.C.

6'9" x 5'9" [2.08m x 1.77m]
Fitted with a three piece suite comprising bath with wall mounted shower over, vanity wash basin with mixer tap and low flush W.C. Fully tiled with spotlights to the ceiling, black ladder style radiator and frosted UPVC double glazed window.



SECOND FLOOR LANDING

Access to the principal bedroom and en suite.

BEDROOM THREE (PRINCIPAL BEDROOM)

16'9" x 15'10" [5.11m x 4.85m]
UPVC double glazed window to the rear, central heating radiator, exposed wooden beams, spotlights to the ceiling and carpeted flooring.

EN SUITE SHOWER ROOM/W.C.

7'4" x 4'5" [2.24m x 1.36m]
Recently renovated and fitted with a modern three piece suite comprising walk in shower with glass screen, vanity wash basin with mixer tap and low flush W.C. Fully tiled with spotlights to the ceiling, chrome ladder style radiator and frosted UPVC double glazed window.



OUTSIDE

To the front, there is driveway parking for two to three vehicles with a pebbled border. To the rear, there is a flagged patio seating area, low maintenance lawn and further planted borders.



COUNCIL TAX BAND

The council tax band for this property is A.

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.