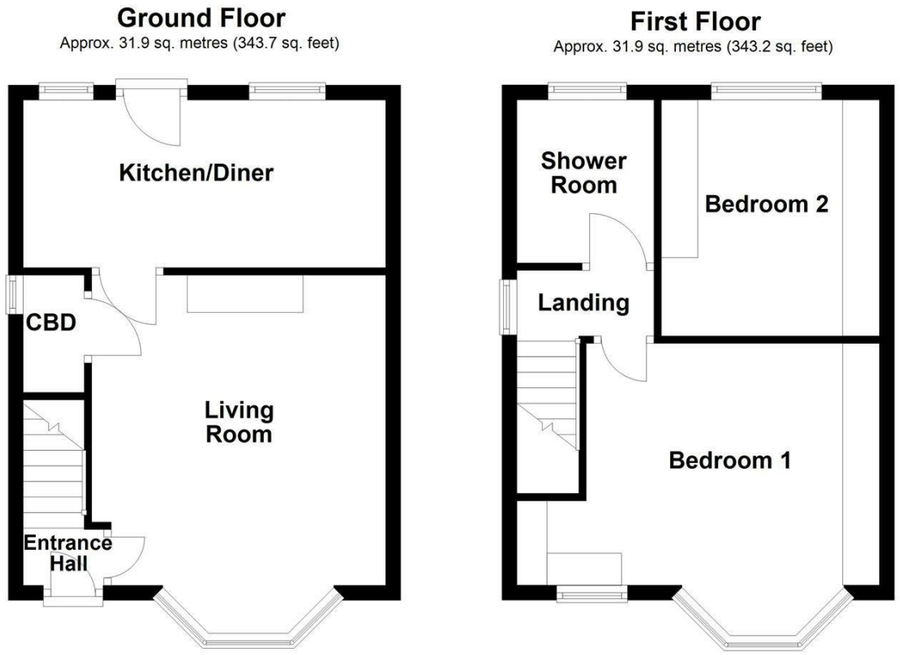


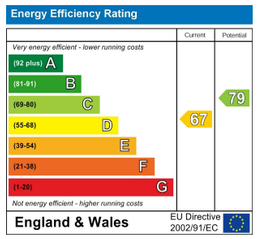
Total area: approx. 63.8 sq. metres (687.0 sq. feet)

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*

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.

Richard Kendall Estate Agent

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



41 Oakwood Avenue, Wakefield, WF2 9JT

For Sale Freehold Starting Bid £170,000

For sale by Modern Method of Auction; Starting Bid Price £170,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this well presented two bedroom end terraced home, benefitting from a landscaped and enclosed rear garden together with off road parking, outside lighting and CCTV.

The accommodation briefly comprises an entrance hall leading into a spacious living room with bay window to the front elevation and useful understairs storage housing the gas combination boiler. A door leads through to the kitchen diner positioned to the rear, completing the ground floor. To the first floor, the landing provides access to two double bedrooms, both benefitting from fitted wardrobes, and a modern three piece house shower room. Externally, the front of the property features a low maintenance artificial lawn with double cast iron gates opening onto a private block paved driveway providing off road parking. A timber gate leads through to the enclosed rear garden, which incorporates a stone paved patio area, an artificial lawned section and a large timber shed. The garden is fully enclosed by timber fencing and also benefits from an external water point, lighting and power supply.

The property is ideally located for local amenities and well regarded schools, with regular bus routes providing access to Wakefield city centre. The M1 motorway is also a short distance away, making it ideal for those commuting further afield.

An excellent home offering both practicality and comfort. An early viewing is highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall. Staircase leading to the first floor landing, central heating radiator and door through to the living room.

LIVING ROOM
12'7" x 16'9" (3.86m x 5.11m)
Walk-in bay window with UPVC double glazed windows overlooking the front aspect. Coving to the ceiling, two central heating radiators and door providing access to the understairs storage cupboard, which houses the wall mounted combi condensing boiler. UPVC double glazed frosted window to the side aspect. Feature alcove shelving with lighting. Door leading through to the kitchen diner.



KITCHEN/DINER
7'4" x 16'9" (2.26m x 5.13m)
Fitted with a range of wall and base units with laminate work surface and tiled splashback. Built-in wine rack, 1.5 sink and drainer with swan neck mixer tap, plumbing for a washing machine and space for a large freestanding fridge freezer. Integrated twin oven and grill with four ring gas hob, glass splashback and cooker hood above. Downlights fitted to wall units, two UPVC double glazed windows to the rear (one frosted), UPVC double glazed door leading out to the rear garden and a vertical radiator.

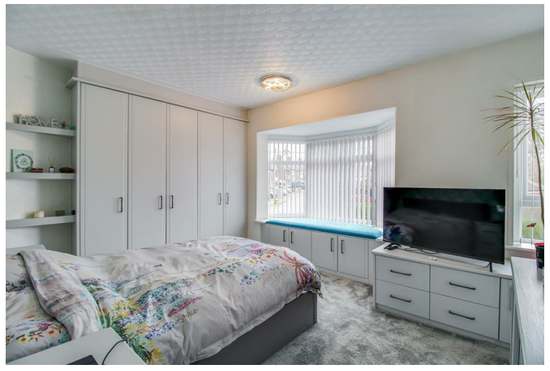


FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, wall mounted light, loft access and doors leading to two bedrooms and the house shower room.

SHOWER ROOM/W.C.
7'1" x 6'0" (2.18m x 1.83m)
Comprising a three piece suite with larger than average shower cubicle with curved glass double doors, mains fed rain shower head and additional shower attachment. Fully tiled walls and floor, low flush W.C. with concealed system, wash basin with chrome waterfall mixer tap set within a vanity unit with storage below. Mirror with LED lighting, wall mounted unit, UPVC double glazed frosted window to the rear, ceiling spotlights, extractor fan and chrome towel radiator.



BEDROOM ONE
10'7" x 14'7" (3.23m x 4.45m)
Box bay UPVC double glazed window to the front elevation with built-in window seat and storage below, plus an additional UPVC double glazed window to the same aspect. Fitted wardrobes to one wall, fitted drawers and storage to the opposite wall, two wall lights and central heating radiator with cover.



BEDROOM TWO
10'6" x 8'1" (3.21m x 2.48m)
Currently used as a home office with fitted dressing table, base and wall cupboards. Range of fitted wardrobes to the opposite wall, UPVC double glazed window overlooking the rear elevation and central heating radiator with cover.



OUTSIDE
To the front, double cast iron swing gates open onto a paved driveway running down the side of the property, providing off road parking. Low maintenance artificial lawn and block paved pathway leading to the front door with outside lighting. To the rear, an enclosed garden features an L-shaped Indian stone patio, ideal for outdoor dining and entertaining, along with an artificial lawn. Water feature, timber shed for storage and fenced boundaries. Outside water point, double power socket and external lighting.



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 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.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.