



WAKEFIELD
01924 291 294

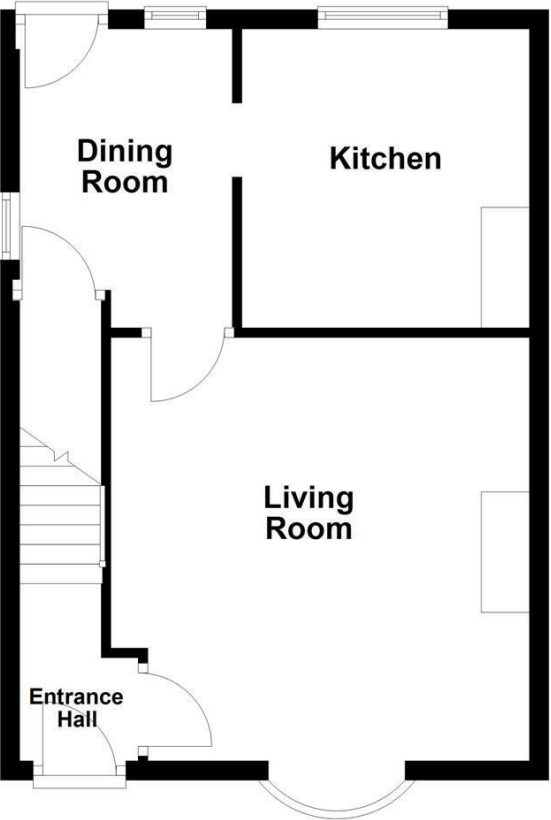
OSSETT
01924 266 555

HORBURY
01924 260 022

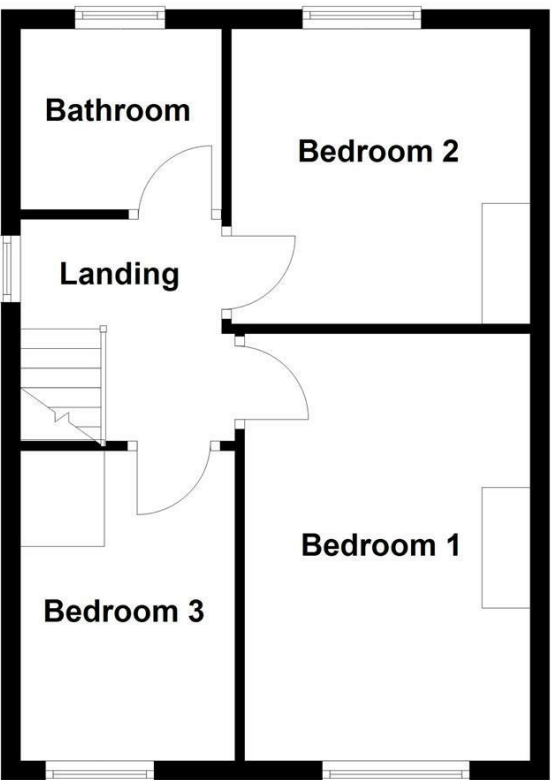
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

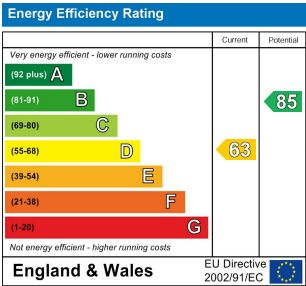


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



30 Park Avenue, Outwood, Wakefield, WF1 2NQ
For Sale Freehold £210,000

Situated in the Outwood area of Wakefield is this three bedroom semi detached property sitting on a generous size corner plot and benefiting from both front and rear gardens, three good size bedrooms and ample off road parking including a garage and a further outhouses.

The accommodation briefly comprises of entrance hall, living room, dining room, kitchen, first floor landing, three bedrooms and house bathroom/w.c. Outside, to the front of the property the garden is laid to lawn with planted and pebbled features, mature shrubs and flowers. The side has a further pebbled area and a concrete driveway providing off road parking for several vehicles. A double metal gate provides access to a single detached garage with manual up and over door. The rear garden is fairly low maintenance and mainly pebbled incorporating a raised decked patio area perfect for outdoor dining and entertaining purposes. Two garden sheds/storage with power and light.

Outwood is convenient for shops and schools nearby, transport links for M1 and M62 motorway, local bus routes, Outwood railway station and is close proximity to Wakefield city centre.

Only a full internal inspection will truly show what is to offer at this property and an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Frosted and stained glass UPVC double glazed window, central heating radiator, stairs to the first floor landing, door into the living room.

LIVING ROOM

14'5" x 14'3" max x 12'11" min [4.4m x 4.35m max x 3.95m min]
Gas fireplace with marble hearth and surround with a wooden mantle. UPVC double glazed bow window to the front, central heating radiator.



DINING ROOM

7'2" x 10'1" max x 8'9" min [2.2m x 3.08m max x 2.68m min]
UPVC double glazed windows to the side and rear, access to understairs storage, frosted UPVC double glazed door to the

rear, coving to the ceiling, opening through to the kitchen, central heating radiator.

KITCHEN

9'10" x 10'0" max x 5'3" min [3m x 3.07m max x 1.62m min]
UPVC double glazed window to the rear, a range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, laminate splashbacks, space and plumbing for a cooker, space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, stainless steel extractor hood, tiling to the walls.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, central heating radiator, doors to bedrooms and bathroom/w.c.

BEDROOM ONE

14'7" x 9'10" max x 8'8" min [4.47m x 3.02m max x 2.65m min]
UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

10'0" x 10'4" max x 9'1" min [3.07m x 3.15m max x 2.78m min]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



BEDROOM THREE

7'2" x 11'0" max x 7'7" min [2.2m x 3.37m max x 2.33m min]
Bulkhead with storage above. Central heating radiator, coving to the ceiling, dado rail, UPVC double glazed window to the front.

HOUSE BATHROOM/W.C.

6'0" x 6'9" [1.84m x 2.06m]
Frosted UPVC double glazed window to the rear, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with electric shower over with shower head attachment. Tiling, boiler.



OUTSIDE

To the front, the garden is laid to lawn with planted and pebbled features throughout incorporating mature shrubs and flowers. Timber fence and wall surround. Timber gate providing access to a concrete pathway to the front entrance door. The side has further pebbled and slate areas, a concrete driveway providing off road parking for two-three vehicles and access to a metal gate, which then leads to detached garage with power and light, manual up and over door. The rear garden is fairly low maintenance, pebbled with a raised decked patio area perfect for outdoor dining and entertaining purposes. Timber and brick built outbuildings with power, ideal for storage and is fully enclosed by walls and timber fencing, ideal for pets and children.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.