



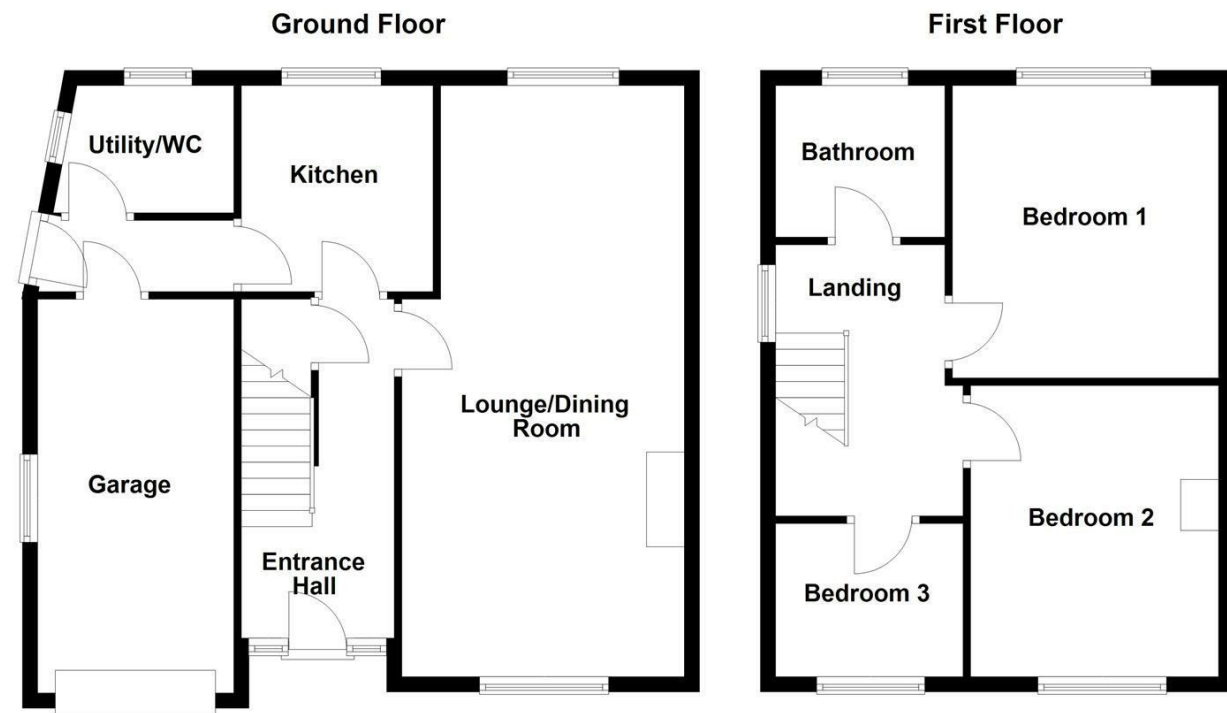
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9 Duncan Avenue, Wakefield, WF2 6AE

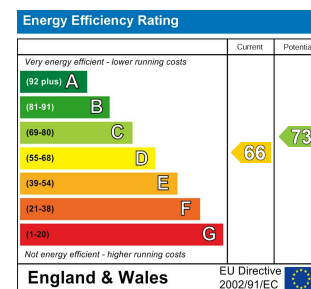
For Sale Freehold £250,000

Nestled within a cul-de-sac location in Wakefield is this extended three bedroom semi detached home, offering excellent potential for a range of buyers. While the property would benefit from a degree of cosmetic modernisation, it already features a modern fitted kitchen and bathroom, off road parking, and generous living accommodation, making it a home not to be missed.

The accommodation comprises an entrance hall with staircase to the first floor and useful under stairs storage, providing access to the lounge/dining room and the kitchen. The kitchen leads into a further inner hallway with a side access door, access to the single integral garage (with power, lighting, a manual up-and-over door and housing the combination boiler), and a downstairs WC/utility room. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms, and the house bathroom. Externally, the property sits on a pleasant plot with a front garden featuring mature shrubs and a surrounding wall, along with a tarmac driveway providing off road parking for one vehicle and leading to the integral garage. The rear garden is mainly laid to lawn and incorporates planted borders with mature trees and shrubs, along with a concrete patio area ideal for outdoor dining, all enclosed by fencing and boundary walls.

The property is ideally suited to a variety of buyers including first time purchasers, professional couples, and growing families. Conveniently located, local shops and schools are within walking distance, with a wider range of amenities available in Wakefield city centre. Excellent transport links are also nearby, with local bus routes, a nearby train station for commuters, and easy access to the M1 and M62 motorway networks.

An internal inspection is highly recommended to fully appreciate the accommodation on offer and avoid disappointment.



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.

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ACCOMMODATION

ENTRANCE HALL

A frosted timber framed front door leads into the entrance hall, coving to the ceiling, central heating radiator, stairs rising to the first floor landing with understairs storage, and doors providing access to the lounge/dining room and kitchen.

LOUNGE/DINING ROOM

12'3" x 25'7" [max] x 10'5" [min] [3.74m x 7.82m [max] x 3.20m [min]]

Two UPVC double glazed windows to the front and rear, coving to the ceiling, two central heating radiators, and a gas fireplace with marble surround and wooden mantel.



KITCHEN

8'3" x 8'9" [2.54m x 2.68m]

UPVC double glazed window to the rear, spotlights, the kitchen includes a door leading to a further hallway, a central heating radiator, and a range of modern shaker style wall and base units. Integrated stainless steel appliances include an oven and hob, with space for a fridge/freezer, tiled splashbacks, and work surfaces incorporating a partial glass splashback.

INNER HALLWAY

A frosted UPVC double glazed door opens to the side, with further doors providing access to the garage and the utility/WC.

UTILITY/W.C.

6'11" x 5'8" [max] x 5'2" [min] [2.12m x 1.74m [max] x 1.60m [min]]

Timber framed single pane frosted windows to the side and rear, this room is fitted with a low flush WC, wash basin, and plumbing for a washing machine.

GARAGE

8'7" x 16'9" [2.64m x 5.13m]

Single pane timber framed window to the side, an up-and-over door, power and lighting, gas meters, and housing for the Ideal combination boiler.

FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'9" x 11'6" [3.90m x 3.52m]

UPVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes and storage units.



BEDROOM TWO

12'6" x 9'8" [3.82m x 2.95m]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes and storage units.



BEDROOM THREE

8'1" x 6'7" [2.48m x 2.02m]

UPVC double glazed window to the front.



BATHROOM

6'7" x 7'4" [2.02m x 2.24m]

Frosted UPVC double glazed window to the rear, central heating radiator, spotlights. Comprising a low flush WC, pedestal wash basin, and a panelled bath with electric shower, glass screen, and fully tiled walls.



OUTSIDE

The property benefits from established gardens with mature shrubs and boundary walls. A tarmac driveway provides parking for one vehicle and leads to the single attached garage. The rear garden is mainly laid to lawn with a ponded border incorporating mature shrubs and trees, enclosed by timber fencing and walls, with a concrete patio area ideal for outdoor dining and entertaining.



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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.