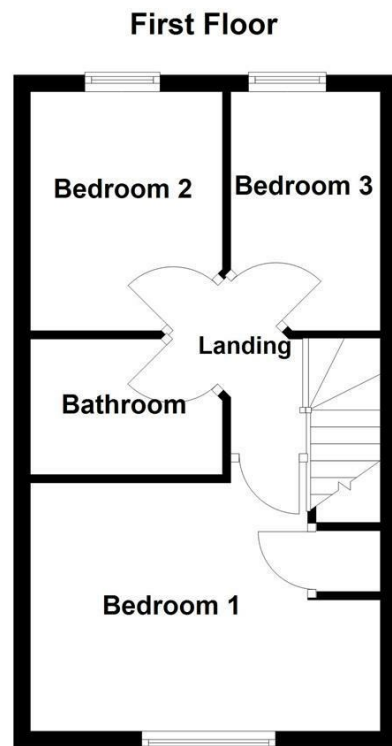
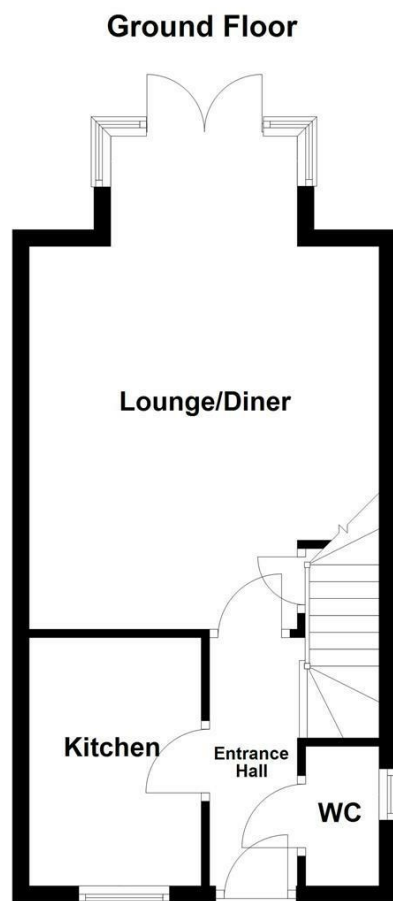


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



30 Sullivan Avenue, Wakefield, WF2 9EU

For Sale Freehold £245,000

Nestled within a peaceful cul de sac in a sought after modern development between Wakefield and Ossett, this beautifully presented three bedroom semi detached home offers stylish décor and generous living accommodation throughout. The property features a spacious lounge diner, a separate contemporary kitchen, off road parking, and an enclosed rear garden, making it an ideal purchase for a wide range of buyers.

The accommodation briefly comprises an entrance hall with stairs to the first floor and access to the downstairs W.C., kitchen, and lounge/diner. The lounge/diner benefits from an under stairs storage cupboard and French doors opening onto the rear garden. To the first floor, a landing provides access to the loft, three bedrooms (with a built-in storage cupboard), and the house bathroom. To the front of the property, there is a neatly planted and lawned garden area alongside a tarmacked driveway offering off road parking for two vehicles and leading to the front entrance. The rear garden is predominantly laid to lawn with attractive railway sleeper borders, along with a paved patio area perfect for outdoor dining and entertaining. The space is fully enclosed by timber fencing and offers ample room for a garden shed.

Ideally situated between Wakefield and Ossett, the property is perfectly positioned for first time buyers, growing families, and professional couples alike. A variety of shops and schools are within walking distance, while Wakefield city centre provides a wider range of amenities. Excellent transport links include Wakefield Westgate and Kirkgate train stations, offering direct services to major cities such as Leeds, London, and Manchester. Local bus routes run nearby, and the M1 motorway network is easily accessible for those commuting further afield.

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



ACCOMMODATION

ENTRANCE HALL

2'10" x 5'5" [0.88m x 1.67m]

Composite front entrance door with frosted glass pane leading into the entrance hall, central heating radiator, stairs to the first floor landing. Doors to the lounge/diner, the kitchen and the downstairs W.C..

DOWNSTAIRS W.C.

2'10" x 5'5" [0.88m x 1.67m]

Frosted UPVC double glazed window to the side, low flush W.C. and a pedestal wash basin with mixer tap and tiled splashback.

KITCHEN

9'10" x 6'8" [3.0m x 2.05m]

UPVC double glazed window to the front, boiler housed in here. Fitted with a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splashback, gas hob with partial glass splashback and stainless steel extractor hood above. Integrated oven, integrated fridge/freezer, space for a washing machine and a slimline dishwasher.

LOUNGE/DINER

19'4" x 13'9" [max] x 7'6" [min] [5.9m x 4.2m [max] x 2.3m [min]]

UPVC double glazed box window to the rear, UPVC double glazed French doors to the garden, two central heating radiators, understairs storage cupboard and decorative wall panelling.



FIRST FLOOR LANDING

Central heating radiator, doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'9" x 10'7" [max] x 5'6" [min] [4.2m x 3.24m [max] x 1.7m [min]]

UPVC double glazed window to the front, central heating radiator, storage cupboard.



BEDROOM TWO

7'7" x 9'6" [max] x 7'0" [min] [2.32m x 2.9m [max] x 2.14m [min]]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

5'10" x 9'6" [max] x 6'11" [min] [1.8m x 2.9m [max] x 2.11m [min]]

UPVC double glazed window to the rear, central heating radiator.



BATHROOM

5'6" x 6'11" [max] x 4'10" [min] [1.7m x 2.12m [max] x 1.48m [min]]

Extractor fan, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap, shower head attachment and glass shower screen with part tiling.



OUTSIDE

To the front of the property there are planted beds with mature shrubs, small lawn areas and paved pathway to the front door, plus off street parking for two vehicles via a tarmac driveway. To the rear of the property the garden is mainly lawned with railway sleeper borders, planted shrub areas, paved patio ideal for outdoor dining, space for a garden shed, and fully enclosed by stone walling and timber fencing—ideal for pets and children.



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.

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.