



WAKEFIELD
01924 291 294

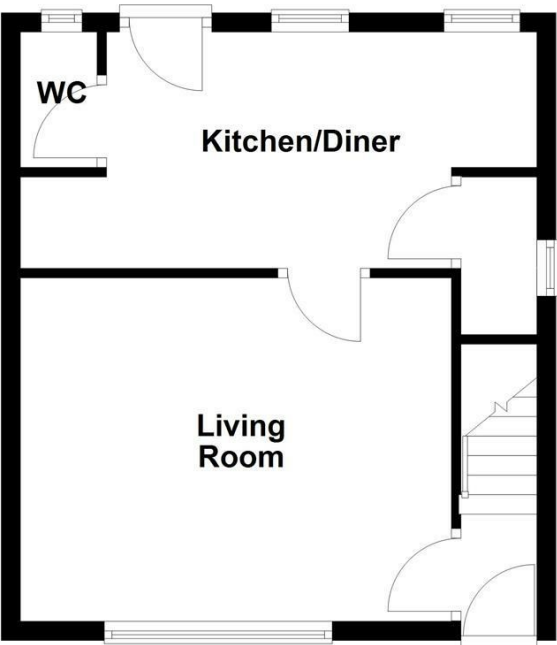
OSSETT
01924 266 555

HORBURY
01924 260 022

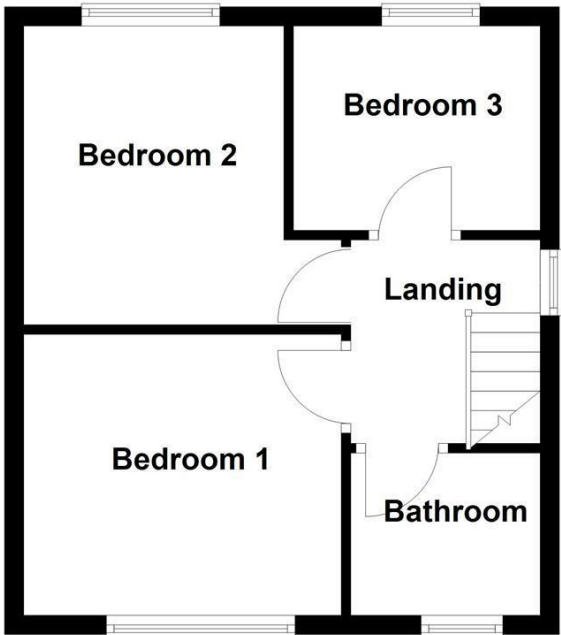
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

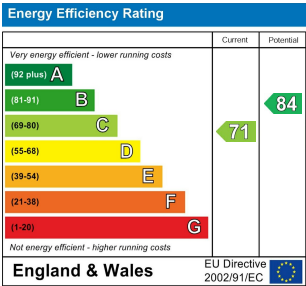


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



58 Esther Avenue, Wakefield, WF2 8BX
For Sale Freehold Guide Price £180,000 - £185,000

A spacious three bedroom semi detached home, situated in a popular residential area of Wakefield.

The property offers well proportioned accommodation throughout and briefly comprises an entrance hallway with staircase to the first floor and access to the living room. The living room opens into a bright and open plan kitchen/diner, which benefits from useful under stairs storage housing the gas combination boiler. A convenient ground floor w.c. completes the ground floor accommodation. To the first floor, the landing provides loft access and leads to two generous double bedrooms, a good sized single third bedroom and a contemporary three piece family bathroom. Externally, the property boasts a block paved driveway to the front providing ample off street parking. To the rear is a large, enclosed garden featuring a paved patio area and a mainly lawned garden, enjoying an easterly aspect.

Ideally suited to first time buyers and young families, the property occupies a convenient location close to Wakefield city centre, within walking distance of Wakefield Westgate train station, and within easy reach of primary and secondary schools, as well as excellent motorway links.

Only an internal viewing will fully reveal the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

A UPVC front door leads into the entrance hall, laminate flooring, a central heating radiator and a staircase with leading to the first floor landing. The hall opens into the living room.

LIVING ROOM

11'8" x 14'7" [3.56m x 4.47m]

Laminate flooring, a central heating radiator, double glazed UPVC windows facing the front elevation and an opening into the kitchen diner.



KITCHEN/DINER

17'8" x 8'2" [5.39m x 2.51m]

There is a breakfast bar and a range of wall and base units with laminate work surfaces. Space and plumbing for a washing machine and space for a cooker and hob, along with a stainless steel extractor fan and stainless steel splashback. A stainless steel sink with mixer tap and drainer, two double glazed UPVC windows facing the rear elevation and spotlights to the ceiling. Understairs storage cupboard housing the Baxi combination boiler. Linoleum flooring and a central heating radiator, a frosted double glazed UPVC window faces the side elevation and there is access through to the w.c. A UPVC door provides access out to the rear garden.



W.C.

4'8" x 2'0" [1.43m x 0.62m]

A low flush w.c., linoleum flooring and tiling from floor to ceiling. A frosted UPVC window facing the rear elevation and spotlights to the ceiling.

FIRST FLOOR LANDING

Carpet flooring, a double glazed UPVC window to the side elevation, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

9'7" x 10'11" [2.93m x 3.35m]

Carpet flooring, a central heating radiator and a double glazed UPVC window facing the front elevation.



BEDROOM TWO

8'11" x 10'2" [2.72m x 3.11m]

Carpet flooring, a central heating radiator and a double glazed UPVC window facing the rear elevation.



BEDROOM THREE

8'0" x 6'10" [2.44m x 2.10m]

Carpet flooring, a central heating radiator and a double glazed UPVC window facing the rear elevation.

BATHROOM/W.C.

6'3" x 6'2" [1.92m x 1.89m]

Tiled flooring and tiling from floor to ceiling, a chrome

ladder style radiator and a two-in-one ceramic hand wash basin and low flush w.c. with mixer tap and storage cupboards below. A frosted double glazed UPVC window to the front elevation, an extractor fan and a panelled bath with hot and cold taps, mixer tap with shower attachment and overhead shower.



OUTSIDE

Upon entering the property there is a block paved driveway providing parking for three cars. To the rear, the garden is enclosed by timber fencing, with potential to extend subject to planning. It includes a laid lawn turfed area and a flagged patio area.



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.