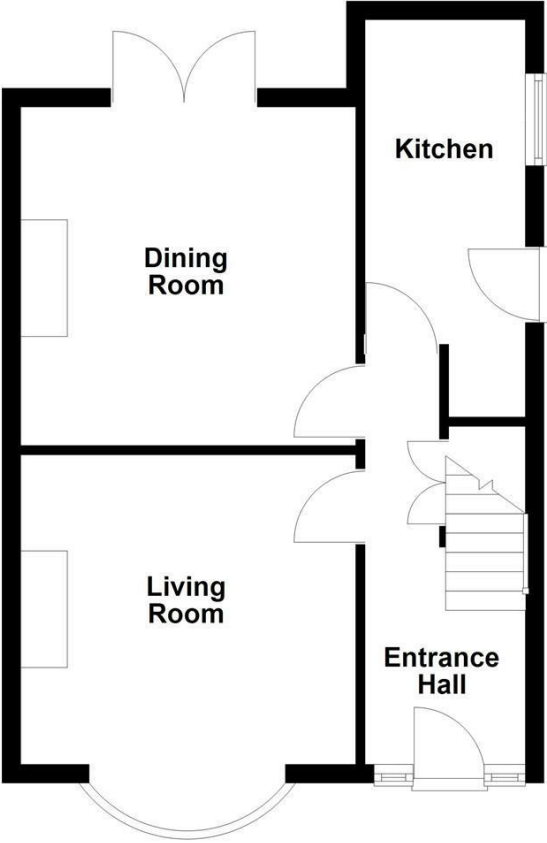
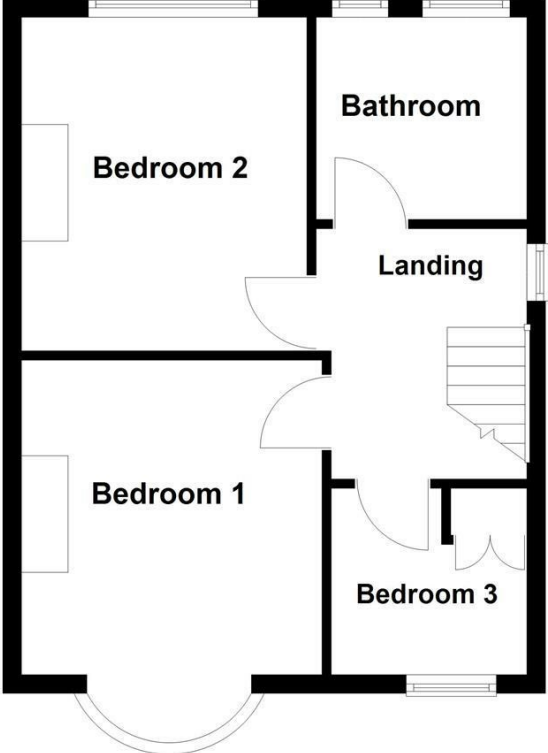


Ground Floor



First Floor

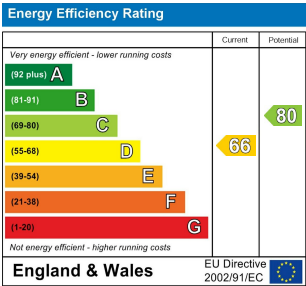


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



8 Belle Isle Avenue, Wakefield, WF1 5JY
For Sale Freehold £260,000

Situated just outside Wakefield city centre is this superbly presented three bedroom semi detached property. Offering three well proportioned bedrooms, generous reception space and a substantial plot providing ample off road parking, the property also presents excellent potential for extension or further development (subject to planning permission), making it an opportunity not to be missed.

Internally, the property briefly comprises an entrance hall with understairs storage and access to the first floor landing, as well as doors leading to the living room, dining room and kitchen. Both the kitchen and dining room open onto the rear garden, creating an ideal layout for family living and entertaining. To the first floor, there is loft access along with three good sized bedrooms and a modern house bathroom. Externally, the front garden is mainly pebbled with a paved driveway providing off road parking. To the rear, an expansive garden features lawned, pebbled and slate areas with mature trees, shrubs and planted borders. A paved patio area with timber canopy offers the perfect space for outdoor dining and relaxation, while both timber and brick built outbuildings provide useful storage. The garden is fully enclosed by timber fencing, making it ideal for children and pets.

Ideally located just a short distance from Wakefield city centre, the property benefits from easy access to a range of local amenities, shops and schools within walking distance. Excellent transport links are also available, with Sandal & Agbrigg and Wakefield Kirkgate train stations both nearby, and convenient access to the M1 and M62 motorway networks for commuters.

This property would make an ideal purchase for first time buyers, professional couples or growing families, with early viewing highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, coving to the ceiling, central heating radiator, staircase leading to the first floor with understairs storage, and doors providing access to the living room, dining room and kitchen.

LIVING ROOM

13'6" x 12'3" [max] x 4'3" [min] [4.14m x 3.75m [max] x 1.32m [min]]
UPVC double glazed bow window to the front, coving to the ceiling with ceiling rose, central heating radiator and decorative fireplace with tiled hearth and surround.



DINING ROOM

12'0" x 12'3" [max] x 10'7" [min] [3.67m x 3.75m [max] x 3.25m [min]]
UPVC double glazed French doors open to the rear garden with coving to the ceiling and central heating radiator.



KITCHEN

12'1" x 5'11" [3.70m x 1.81m]
Fitted with a range of shaker style wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with stainless steel extractor hood above, integrated double oven, integrated dishwasher, integrated under counter fridge, and plumbing for a washing machine. Frosted UPVC double glazed door to the side, UPVC double glazed window also to the side elevation.

FIRST FLOOR LANDING

Loft access hatch, frosted UPVC double glazed window to the side and coving to the ceiling. Doors lead to three bedrooms and the house bathroom.

BEDROOM ONE

9'0" x 14'1" [max] x 11'3" [min] [2.75m x 4.30m [max] x 3.43m [min]]
UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator and a set of fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

12'0" x 10'11" [max] x 9'10" [min] [3.66m x 3.35m [max] x 3.00m [min]]
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM THREE

7'3" x 7'0" [max] x 3'6" [min] [2.21m x 2.14m [max] x 1.09m [min]]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and a fitted storage cupboard above the bulkhead.



BATHROOM/W.C.

7'4" x 8'6" [2.25m x 2.60m]
Two frosted UPVC double glazed windows to the rear, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin, panel bath, and a separate shower cubicle with electric overhead shower and glass shower screen. Fully tiled walls.



OUTSIDE

To the front, the garden is mainly pebbled with planted features throughout with a paved driveway providing ample off street parking. To the rear, an expansive and well maintained garden is mainly laid to lawn, incorporating pebbled and slate areas with mature trees and shrubs. A paved patio area sits beneath a timber canopy, ideal for outdoor dining and entertaining. The garden also benefits from both a timber built shed and a brick built outbuilding for storage. The area is fully enclosed by timber fencing, perfect for families with pets or children.



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.

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.