



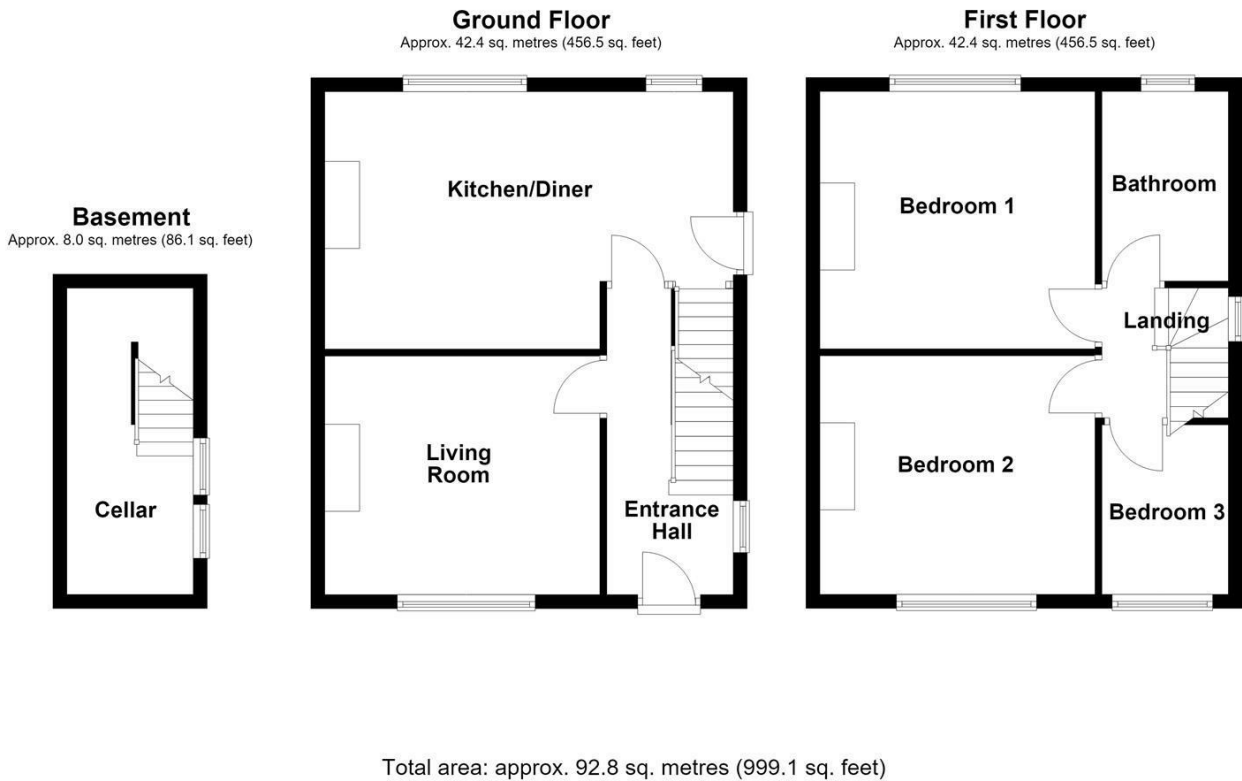
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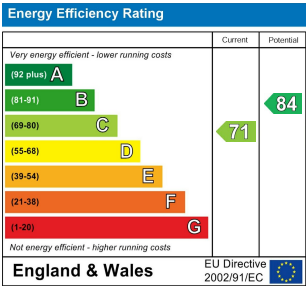


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



26 The Avenue, Wakefield, WF1 2NP

For Sale Freehold £190,000

A fantastic opportunity to purchase this well presented three bedroom semi detached home, enjoying a tucked away position with ample off road parking, attractive front and rear gardens and a larger than average detached garage, approximately one and a half tandem in size. Offering spacious and well proportioned accommodation throughout, this appealing property is ideally suited to a range of buyers.

The accommodation briefly comprises a generous entrance hall with doors providing access to the living room and L-shaped kitchen diner. From the kitchen diner there is access down to the cellar on the lower ground floor, which benefits from power and lighting and provides excellent additional storage. To the first floor are three good sized bedrooms and a modern three piece house bathroom serving the landing. Externally, to the front is an attractive lawned garden with planted borders and timber fencing, together with exterior lighting beside the front entrance. A shared tarmac driveway runs down the side of the property and leads onto a block paved driveway positioned in front of the detached garage. The larger than average detached garage is currently utilised as a home gym and benefits from power and lighting. To the side is a block paved patio area, ideal for outdoor dining and entertaining, overlooking the attractive lawned rear garden. The rear garden also features low maintenance pebbled borders, a paved pathway leading to a further seating area at the bottom of the garden and a useful brick built outhouse with low flush W.C. The garden is enclosed by timber fencing, providing a private and secure outdoor space.

The property is conveniently located within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. Both the M1 and M62 motorway networks are within easy reach, making the property particularly convenient for those travelling further afield. Outwood train station is a 10 minute walk away and provides access to Leeds city centre.

Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall, with frosted UPVC double glazed fanlight above and a further UPVC double glazed window to the side aspect. Coving to the ceiling, central heating radiator and staircase with handrail providing access to the first floor landing. Two doors provide access to the living room and kitchen diner.

LIVING ROOM

12'11" x 11'3" [3.95m x 3.43m]

Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front aspect.



KITCHEN DINER

19'4" x 12'1" [max] x 8'11" [min] [5.91m x 3.70m [max] x 2.72m [min]]

Two UPVC double glazed windows overlooking the rear aspect, together with a UPVC double glazed side entrance door with frosted glazed fanlight above. Coving to the ceiling, central heating radiator and laminate tiled flooring. The kitchen is fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks, incorporating a stainless steel sink and drainer with

mixer tap. Integrated oven and grill, four ring gas hob with tiled splashback and extractor hood above. Space and plumbing for a washing machine, full size dishwasher and tumble dryer, together with space for a large freestanding fridge freezer. The combination condensing boiler is wall mounted within the kitchen diner. A timber door provides access to the staircase leading down to the cellar on the lower ground floor.

CELLAR

6'1" x 14'7" [max] x 7'1" [min] [1.87m x 4.47m [max] x 2.18m [min]]

Two frosted UPVC double glazed windows to the side aspect, fixed shelving, power and lighting. An opening provides access to a further useful storage section beneath the stairs.

FIRST FLOOR LANDING

Loft access, coving to the ceiling and UPVC double glazed window overlooking the side elevation. Four doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

12'10" x 12'3" [3.93m x 3.74m]

Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO

12'11" x 11'2" [3.94m x 3.42m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM THREE

8'0" x 5'11" [2.45m x 1.82m]

Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.



BATHROOM

8'9" x 5'9" [2.68m x 1.76m]

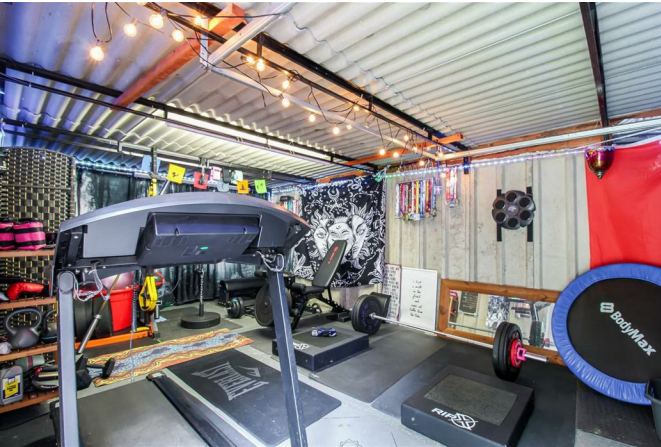
Fitted with a modern three piece suite comprising a larger than average panelled bath with chrome mixer tap, glazed shower screen and separate mixer shower over, low flush W.C. and a large wall mounted wash basin with chrome mixer tap and floating vanity drawers below. Fully tiled walls and flooring, chrome ladder style central heating radiator, inset spotlights to the ceiling and frosted UPVC double glazed window overlooking the rear elevation.



GARAGE

21'10" x 11'10" [6.67m x 3.63m]

Larger than average detached garage, approximately one and a half tandem in size, with manual up and over door to the front, steel side access door, power and lighting.



OUTSIDE

To the front of the property is an attractive lawned garden with planted borders and timber fencing, together with exterior up-and-down lighting beside the front entrance. A shared tarmac driveway runs down the side of the property and provides off road parking for several vehicles, leading onto an L-shaped block paved area in front of and alongside the detached garage, ideal for additional parking and outdoor dining. The rear garden is predominantly laid to lawn with a low maintenance pebbled border and paved pathway leading to a further pebbled seating area towards the bottom of the garden. A further paved patio is positioned behind the garage. There is also a brick built outhouse with timber door and frosted single glazed window, housing a high flush W.C. The garden is enclosed by timber fencing and also benefits from outside sensor lighting and additional exterior wall lights.



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.