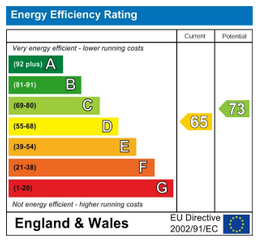

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

1 Birkwood Avenue, Sharlston Common, WF4 1AE

For Sale Freehold £325,000

Situated in Sharlston Common is this four bedroom semi detached property benefitting from well proportioned accommodation throughout, modern house bathroom, off road parking and an attractive rear garden.

The property briefly comprises of an entrance door into the entrance hall with a door to the living room, an opening to the kitchen and stairs providing access to the first floor landing. From the kitchen there is access into the utility room which leads to the rear garden and the inner hallway. The inner hallway has doors into the downstairs W.C. and the dining room with doors to the rear garden. Upstairs, to the first floor landing there is access to three bedrooms, stairs to bedroom four and the house bathroom. Bedroom one benefits from a dressing room. To the front, a concrete driveway leads to a single integral garage, with a paved pathway to the entrance and side of the property, alongside a lawned garden with shrubs and bushes. The rear features a larger than average lawned garden with a timber decked patio, paved dining area, mature trees, and shrubs. Fully enclosed by timber fencing, the garden also offers rolling field views.

Sharlston is an ideal location for a range of buyers as for the first time buyer, small family or professional couple, it is ideally located for shops and schools which can be found within walking distance. Slightly further afield in neighbouring towns and cities such as Featherstone, Normanton and Wakefield we can find a larger range of facilities. Sharlston is on local bus routes to and from the neighbouring towns and cities and is close by to Streethouse train station for those who are looking for more major city links. The M62 motorway is just a short distance from the property for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing. Doors to the living room and the kitchen.

LIVING ROOM
14'0" x 12'2" (4.28m x 3.71m)
UPVC double glazed bay window to the front, central heating radiator, gas fireplace with feature surround, coving to the ceiling.

KITCHEN
15'1" x 9'8" (4.60m x 2.97m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, doors into the utility room and the inner hallway. A range of wall and base units with granite worksurfaces over and granite splashback, Belfast sink and mixer tap, breakfast bar, five ring gas hob with extractor fan above. Integrated cooker, integrated fridge, integrated freezer, integrated dishwasher.

UTILITY
5'1" x 6'5" (1.55m x 1.96m)
Two UPVC double glazed windows to the front and side, UPVC double glazed door to the rear. Laminate worksurfaces, space and plumbing for a tumble dryer and a washing machine.

INNER HALLWAY
Doors to the downstairs W.C. and the dining room.

DOWNSTAIRS W.C.
4'4" x 2'1" (1.34m x 0.65m)
Frosted UPVC double glazed window to the rear. Low flush W.C., wash basin with taps and tiled splashback.

DINING ROOM
8'3" x 10'11" (2.52m x 3.34m)
UPVC double glazed patio doors to the rear, spotlights.

FIRST FLOOR LANDING
Two UPVC double glazed windows to the front, stairs to the second floor landing. Doors to three bedrooms and the house bathroom.

BEDROOM ONE
11'2" x 11'7" (3.41m x 3.54m)
UPVC double glazed window to the rear, central heating radiator, door into a storage cupboard with potential to be an en suite or office subject to planning (1.73m x 1.84m).

DRESSING ROOM
10'1" x 9'3" (3.08m x 2.84m)
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes. Opening to bedroom one.

BEDROOM TWO
10'7" x 12'3" (3.25m x 3.75m)
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes.

BEDROOM THREE
10'4" x 8'1" (3.17m x 2.48m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
9'1" x 5'11" (2.79m x 1.81m)
Frosted UPVC double glazed window to the rear, ladder style central heating radiator, spotlights, extractor fan. Ceramic pedestal wash basin with mixer tap, low flush W.C., tiled in bath with mixer tap, corner shower cubicle with mixer shower over and glass shower screen.

BEDROOM FOUR
13'5" x 15'1" (4.1m x 4.61m)
Velux window to the rear, central heating radiator, fitted wardrobes and storage cupboards, eaves

OUTSIDE
To the front of the property there is a concrete driveway leading to a single integral garage with a paved pathway to the front entrance door and down the side of the property, a lawned garden area with bushes and shrubbery bordering. To the rear of the property there is a larger than average lawned garden with a timber decked patio to the rear and a paved pathway perfect for outdoor dining and entertaining purposes with mature trees, bushes and shrubbery. The garden is fully enclosed by timber fencing and has rolling field views.

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.

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

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