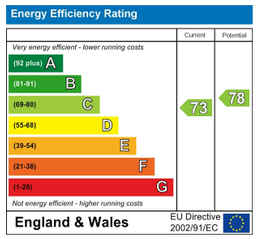

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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33 Willans Avenue, Rothwell, Leeds, LS26 0NF

For Sale Freehold Offers Over £350,000

Situated in the sought after area of Rothwell is this superbly presented and substantially extended three bedroom semi detached family home. Offering generous and versatile accommodation arranged over three floors, the property boasts three good sized double bedrooms, three bath/shower rooms, impressive reception space, ample off road parking and a beautifully landscaped rear garden complete with a summer house/bar, making it an ideal home for growing families.

The accommodation briefly comprises a welcoming entrance hall leading into an inner hallway, which provides access to the staircase leading to the first floor, a downstairs WC and the modern fitted kitchen. The kitchen flows through to the spacious lounge and impressive dining/sitting room, where bi-folding doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. To the first floor, the landing provides access to two generous double bedrooms and the shower room, together with the staircase leading to the second floor. Bedroom two further benefits from its own en suite bathroom. Occupying the second floor is the impressive principal bedroom suite, complete with en suite shower facilities and a Juliet style balcony overlooking the rear garden, creating a private and relaxing retreat. Externally, a tarmac driveway to the front provides ample off road parking for up to three vehicles. The beautifully landscaped rear garden is a particular feature of the property, thoughtfully arranged over tiers with artificial lawn and composite decking providing an excellent setting for outdoor dining and entertaining. A paved pathway leads to a fantastic summer house/bar at the rear, complete with power, lighting and bi-folding doors, together with a separate storage area to the side. The garden is fully enclosed by timber fencing, making it particularly suitable for children and pets.

Rothwell is a highly regarded and convenient location, particularly well suited to families, with a range of shops, schools and everyday amenities within easy reach. Both Leeds and Wakefield city centres are readily accessible, while Woodlesford railway station provides convenient rail connections and onward access to the wider network. The M1 and M62 motorway networks are also within easy reach, making the property particularly well placed for commuters.

An early viewing is highly recommended to fully appreciate the exceptional space, presentation and versatility this impressive extended family home has to offer.

ACCOMMODATION

ENTRANCE HALL
12'2" x 5'7" (3.71m x 1.72m)
Composite front entrance door leading into the entrance hall. Lantern style roof light, inset spotlights to the ceiling, central heating radiator and a range of fitted storage cupboards. Access is provided to useful understairs storage, with an opening through to the inner hallway.

INNER HALLWAY
5'10" x 5'4" (1.80m x 1.65m)
Central heating radiator, inset spotlights to the ceiling and staircase providing access to the first floor landing. Doors provide access to the kitchen and downstairs W.C.

W.C.
3'0" x 6'0" (0.92m x 1.85m)
Fitted with a concealed cistern low flush W.C. and wash basin with mixer tap set within a vanity storage unit. Part tiled walls, central heating radiator, inset spotlight to the ceiling and extractor fan.

KITCHEN
10'5" x 11'9" (3.20m x 3.60m)
Fitted with a modern range of gloss fronted wall and base units with quartz work surfaces over, incorporating an inset composite one and a half bowl sink with mixer tap, boiling water tap and waste disposal unit. Integrated five ring induction hob with extractor hood above, integrated double oven and microwave, integrated fridge freezer, integrated wine cooler and integrated dishwasher. Central heating radiator, lighting to the ceiling, opening through to the dining/sitting room and door providing access to the lounge.

DINING/SITTING ROOM
10'11" x 21'6" (3.35m x 6.56m)
Three lantern style roof lights, inset spotlights to the ceiling and two anthracite column style central heating radiators. Feature media wall incorporating a glass fronted living flame effect electric fire. A set of anthracite bi-folding doors opens directly onto the rear garden, creating an excellent indoor-outdoor entertaining space.

LOUNGE
16'4" x 10'11" (5.00m x 3.35m)
Two UPVC double glazed windows overlooking the front elevation and central heating radiator.

FIRST FLOOR LANDING
8'11" x 5'8" (2.73m x 1.75m)
Frosted UPVC double glazed window overlooking the side elevation, central heating radiator, inset spotlights to the ceiling, partial decorative wall panelling and glazed balustrade. Staircase providing access to the second floor and doors leading to the bedrooms and shower room.

BEDROOM TWO
11'11" x 10'11" (3.65m x 3.35m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Door providing access to the en suite bathroom.

EN SUITE BATHROOM/W.C.
5'8" x 5'10" (1.75m x 1.78m)
Frosted UPVC double glazed window overlooking the side elevation, inset spotlights to the ceiling and chrome ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., ceramic wash basin with mixer tap set within a vanity storage unit and tiled panelled bath with mixer tap and shower attachment. Part tiled walls.

BEDROOM THREE
10'11" x 11'3" (3.35m x 3.45m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

SHOWER ROOM/W.C.
6'8" x 5'8" (2.05m x 1.75m)
Inset spotlights to the ceiling, extractor fan, chrome ladder style central heating radiator and illuminated LED mirror. Fitted with a concealed cistern low flush W.C., ceramic wash basin with mixer tap set within a vanity storage unit with tiled splashback, and shower enclosure with mains fed overhead shower, separate shower attachment and glazed shower screen. Part tiled walls.

SECOND FLOOR LANDING
Inset spotlights to the ceiling and access through to bedroom one.

BEDROOM ONE
13'11" x 17'8" (4.25m x 5.40m)
Two Velux style roof windows to the front elevation and UPVC double glazed French doors opening onto a Juliet style balcony to the rear. Central heating radiator, inset spotlights to the ceiling, access to fitted loft storage and a fitted vanity unit with Hollywood style illuminated mirror. Door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'2" x 5'7" (1.28m x 1.72m)
Inset spotlights to the ceiling, extractor fan, frosted UPVC double glazed window overlooking the rear elevation and ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., ceramic wash basin with mixer tap and tiled splashback, and shower enclosure with mixer shower, separate shower attachment and glazed shower screen. Part tiled walls.

OUTSIDE
To the front is a low maintenance garden incorporating a tarmac driveway and paved frontage, providing off road parking for approximately two to three vehicles. Timber fencing borders one side and mature hedging the other, with the driveway continuing to the side of the property. The beautifully landscaped rear garden has been designed for ease of maintenance and incorporates a composite decked patio area, ideal for outdoor dining and entertaining. Stone paved steps lead towards the rear of the garden, with artificial lawned areas throughout and access to a purpose-built summer house/bar. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

SUMMERHOUSE/BAR
13'6" x 15'5" (4.12m x 4.70m)
Timber framed bi-folding doors providing access from the garden, inset spotlights to the ceiling, power and lighting throughout and wall mounted electric heater. The space also benefits from a fully fitted bar, creating an excellent additional entertaining area.

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 Pontefract 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.