



WAKEFIELD  
01924 291 294

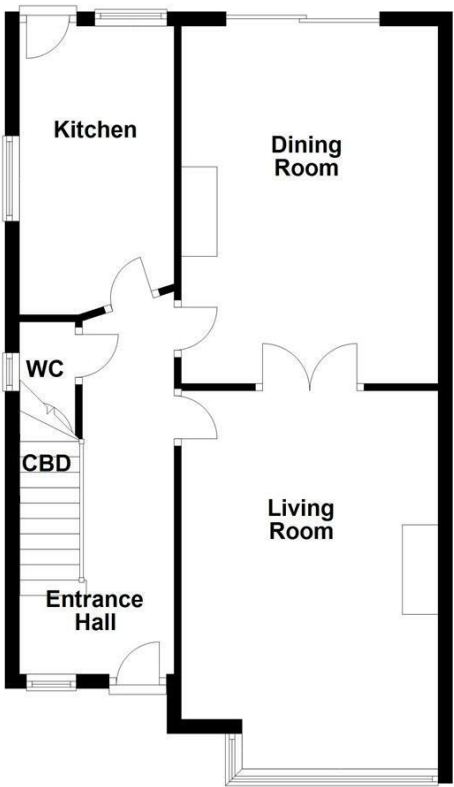
OSSETT  
01924 266 555

HORBURY  
01924 260 022

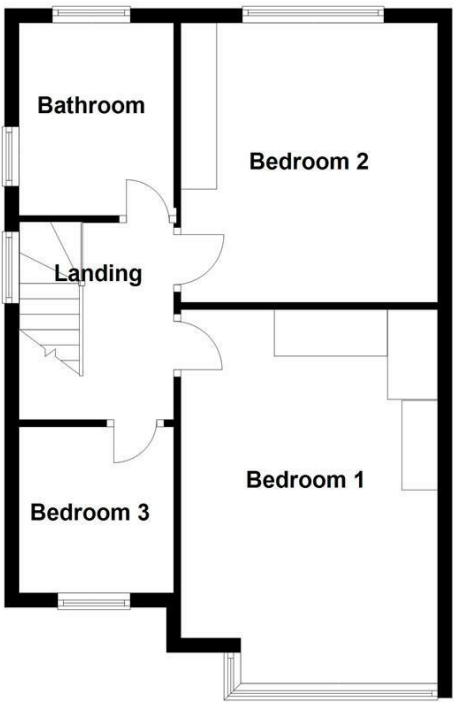
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

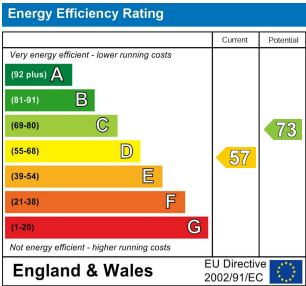


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 9 Ashleigh Avenue, Wakefield, WF2 9DA

### For Sale Freehold £290,000

A spacious three bedroom semi detached house situated close to a range of local amenities and benefitting from ample reception space throughout, modern fitted kitchen, enclosed rear garden and off road parking.

The accommodation briefly comprises entrance hall, downstairs W.C. with under stairs storage cupboard, living room, dining room / sitting room, kitchen, first floor landing, three bedrooms and family bathroom. Externally, the property has a long shared driveway leading to a single garage. Front easy to maintain garden with hedge. To the rear, there is a well established garden filled with plenty of mature shrubs / bushes which provides an abundance of colour in the spring / summer months. There is a flagged patio area for outdoor dining and a flagged area to the rear of the garage with good quality shed..

Situated just off Dewsbury road, this property is perfectly located for local schools, shops, amenities and good bus routes whilst also being a short drive into Wakefield city centre and well situated for the M1 motorway for those travelling further afield.

This property would make a fantastic family home and a viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

A timber front entrance door leads into the entrance hall, timber sash window to the front aspect with single glazing and a glazed fanlight above the door. There is a central heating radiator, coving to the ceiling, and a staircase rising to the first floor landing. Doors provide access to the living room, dining room, kitchen, and downstairs W.C..

### DOWNSTAIRS W.C.

4'8" x 2'11" [1.43m x 0.89m]

Frosted UPVC double glazed window to the side, low flush W.C. and a wall mounted wash hand basin.

### LIVING ROOM

11'10" x 15'6" [max] x 12'10" [min] [3.61m x 4.74m [max] x 3.93m [min]]

UPVC double glazed sash bay window to the front, living flame gas fire set within a tiled decorative surround with wooden mantel, bi-folding timber doors to the dining room, coving to the ceiling, central heating radiator.



### DINING ROOM

11'10" x 16'3" [3.62m x 4.97m]

UPVC double glazed sliding patio doors provide access to the rear garden, feature fireplace with marble half surround, cast iron detailing, and a wooden mantel. Built-in double door storage cupboards and a central heating radiator.



### KITCHEN

13'9" x 7'0" [4.21m x 2.14m]

UPVC double glazed windows to the side and rear, UPVC double glazed door leading to the rear garden, cupboard housing the boiler. A range of wall and base units with quartz work surfaces and matching quartz upstands, stainless steel sink with swan neck mixer tap. Integrated appliances include a twin oven, ceramic hob with glass splashback and extractor hood, slimline dishwasher, and a fridge freezer, there is also plumbing for a washing machine.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling. Doors into three bedrooms and the house bathroom.

### BEDROOM ONE

11'10" x 15'4" [max] x 12'10" [min] [3.62m x 4.68m [max] x 3.93m [min]]

UPVC double glazed sash bay window to the front, central heating radiator, coving to the ceiling, fitted wardrobes.



### BEDROOM TWO

12'11" x 11'10" [3.95m x 3.63m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, built in storage cupboards.



### BEDROOM THREE

7'6" x 7'1" [2.31m x 2.16m]

UPVC double glazed sash window to the front, central heating radiator, coving to the ceiling.



### BATHROOM

9'0" x 7'1" [2.76m x 2.17m]

Frosted UPVC double glazed windows to the side and rear, heated

towel rail, extractor fan, loft access, partially tiled walls. Comprising a modern four piece suite including a panelled bath with twin taps, wash hand basin with mixer tap set into a vanity unit, corner shower cubicle with electric shower and fully tiled enclosure, and a low flush W.C..



### OUTSIDE

To the front is a rockery style garden with established shrubs and privet hedge borders, along with a paved pathway leading to the front entrance. A shared tarmac driveway provides off road parking for at least one vehicle and leads to a single garage with a manual up and over door. A timber gate provides access to the rear garden which features a paved patio area and a long lawned garden with well stocked borders to both sides. The garden is fully enclosed by fencing, offering privacy.



### 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.

### 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.