



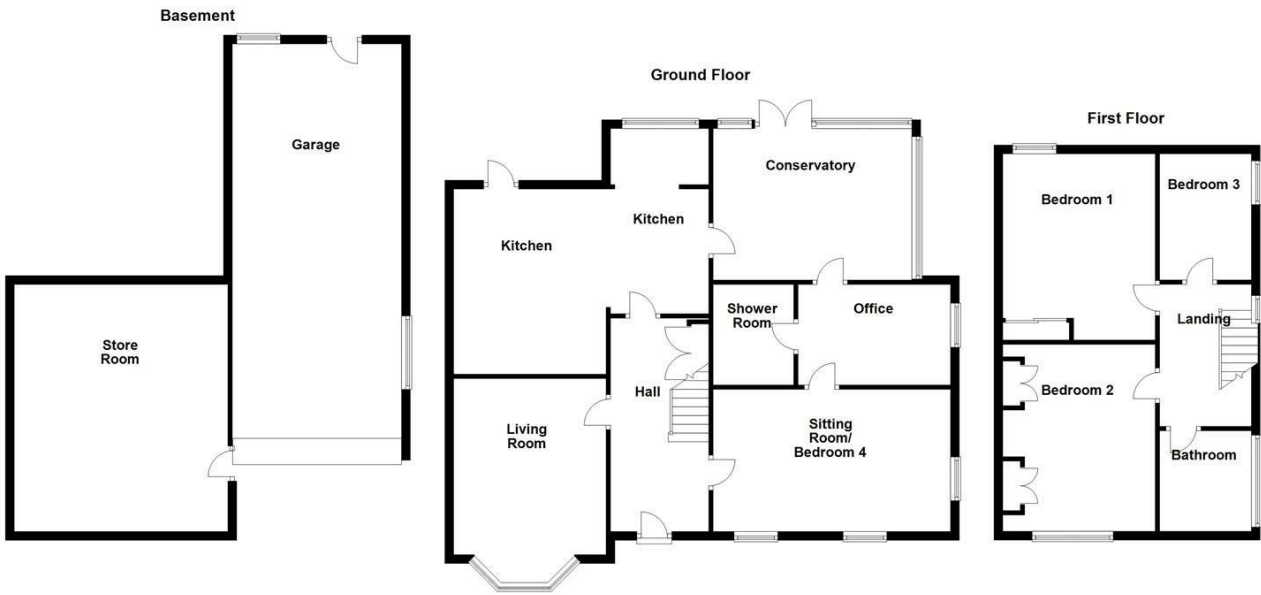
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



49 First Avenue, Wakefield, WF1 2HS

For Sale Freehold £375,000

Occupying a fantastic plot close to Wakefield city centre is this superbly presented and extended four bedroom semi detached property benefitting from newly fitted boiler, potential annex, driveway parking, attached garage and extensive rear gardens with far reaching views.

The property briefly comprises of the entrance hall, living room, modern kitchen, conservatory, downstairs sitting room/bedroom four, with it's own office and shower room, which could be used as a fully functioning annex. To the first floor landing there are three bedrooms and a family bathroom/w.c. Externally there is an attached double garage with built in store room, which could be used for a variety of purposes. There is driveway parking to the front, extensive rear garden with side decking balcony, patio seating and summerhouse. The property has been extended extensively and there is potential with the correct consent to extend further to the second storey to the side.

Situated close to Wakefield city centre, the property is ideally located for all local shops and amenities, including Pinderfields Hospital. The motorway network is only a short drive away, for those looking to commute further afield for work.

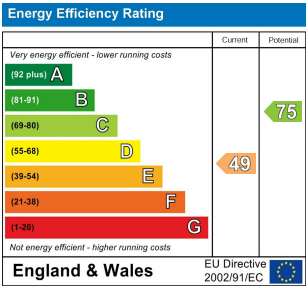
A superb property with plenty of potential to extend, a viewing is highly recommended to appreciate everything this property has to offer.

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.



ACCOMMODATION

HALLWAY

UPVC front entrance door into the main hallway. Central heating radiator, access to the living room, annex and kitchen/diner.

LIVING ROOM

13'3" x 11'5" [4.04m x 3.49m]
UPVC double glazed bay window to the front elevation, central heating radiator and open fireplace with multi fuel burner and stone surround.



KITCHEN

18'9" x 9'4" [5.74m x 2.86m]
Modern fitted kitchen with an array of base units, inset sink and drainer unit, space for an American style fridge/freezer, space for a Range style cooker and space for a dishwasher. Tiled floor, corner floor to ceiling storage unit, corner seating area, spotlights to the ceiling, UPVC double glazed window and door to the rear elevation. Door leading through to the conservatory.

CONSERVATORY

14'10" x 11'3" [4.53m x 3.44m]
UPVC double glazed windows to the rear and side elevation with French doors out to the rear garden offering stunning views of the surrounding fields. Central heating radiator, door leading through to the annex and tiled flooring.



ANNEX SITTING ROOM

17'8" x 10'11" [5.41m x 3.33m]
UPVC double glazed windows to the front and side elevation, central heating radiator and door leading through to the office.

OFFICE

7'11" x 6'10" [2.43m x 2.10m]
UPVC double glazed window to the side elevation, central heating radiator, tiled flooring and feature storage cupboard to one side. Door leading through to the shower room.



SHOWER ROOM/W.C.

6'10" x 5'9" [2.10m x 1.77m]
Frosted window to the rear elevation. Three piece suite comprising corner wall mounted electric shower with glass shower screen, vanity wash hand basin with mixer tap and low flush w.c. Spotlights to the ceiling and chrome style ladder radiator.

STORE ROOM

16'0" x 18'6" [4.89m x 5.64m]
Side entrance door out to the driveway, storage shelves, power and light. Plenty of potential to extend or convert, subject to the correct planning consent.

GARAGE

30'7" x 9'10" [9.33m x 3.01m]
UPVC double glazed windows and rear door out to the garden. Up and over door to the driveway, space for three cars and currently used as a store/workshop.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, access to three bedrooms and family bathroom.

BEDROOM ONE

13'11" x 11'5" [4.26m x 3.49m]
UPVC double glazed window to the rear elevation, central heating radiator.



BEDROOM TWO

14'0" x 10'3" [4.27m x 3.14m]
UPVC double glazed window to the front elevation, central heating radiator and two wardrobes.



BEDROOM THREE

9'2" x 6'10" [2.81m x 2.09m]
UPVC double glazed window to the side elevation, central heating radiator and wood flooring.

BATHROOM/W.C.

7'6" x 6'8" [2.31m x 2.04m]
UPVC double glazed frosted window to the side elevation. Four piece suite comprising walk in shower cubicle with glass sliding door and wall mounted shower, vanity wash hand basin with mixer tap, corner bath and low flush w.c. Full tiled walls and floor, spotlights to the ceiling and chrome style ladder radiator.



OUTSIDE

To the front of the property there are two gated entry's, driveway parking leading to the attached double garage and a low maintenance flagged area with brick walls surrounding. Above the garage there is a decked patio seating area. Whilst to the rear, there is a beautiful rear garden with flagged patio seating area with steps down to a spacious lawn with corner shrubbery, bush border and pond. There is a corner flagged patio with storage and wood shed. There is access to a rear summer house with power and light. The rear garden benefits from stunning far reaching views of the surrounding fields.



COUNCIL TAX BAND

The council tax band for this property is D.

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.