



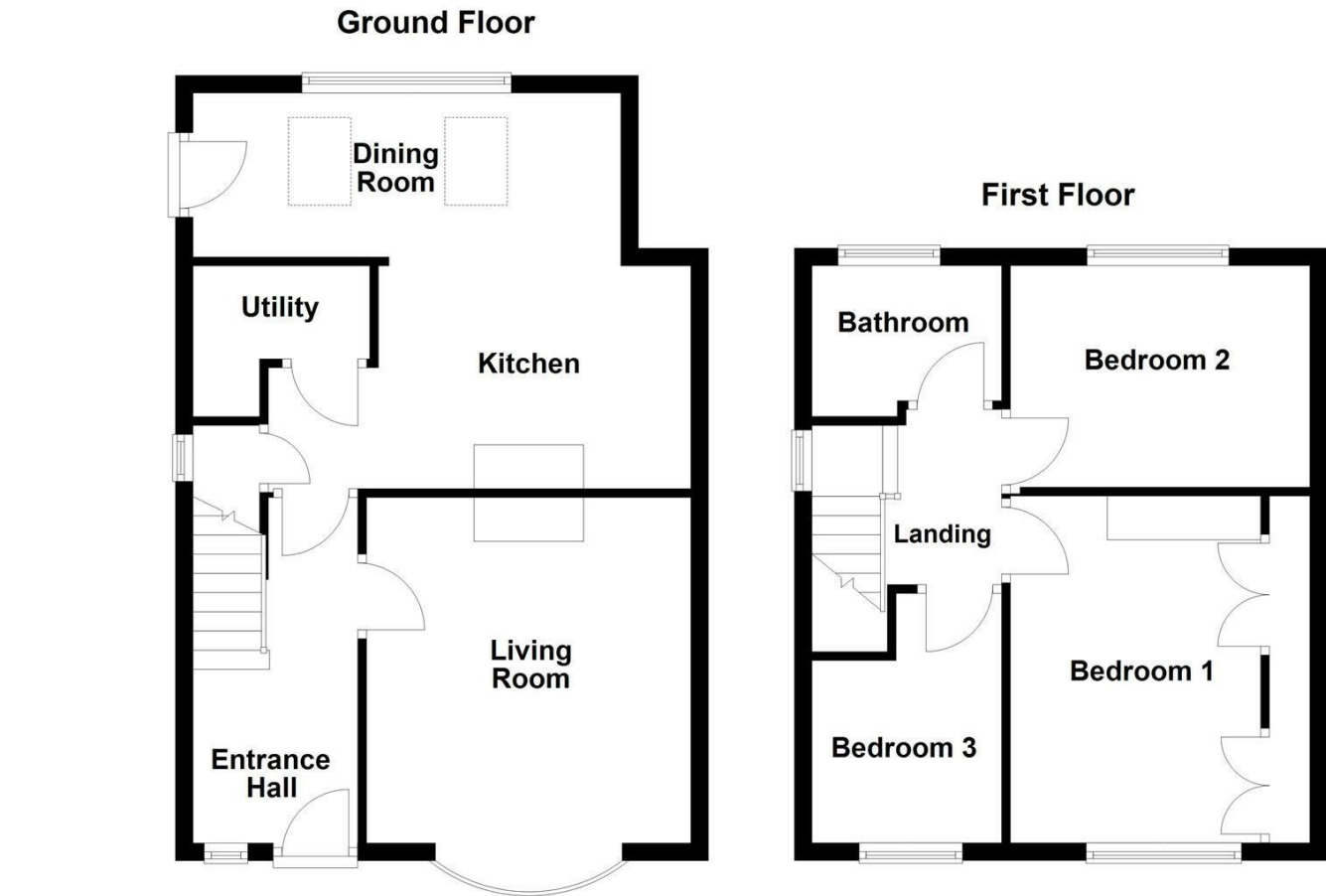
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

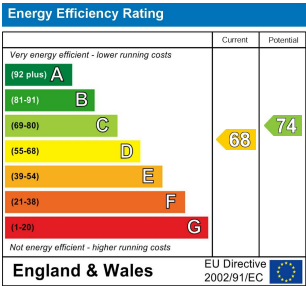


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



1 Eden Avenue, Wakefield, WF2 9DJ

For Sale Freehold £275,000

A fantastic opportunity to purchase this extended three bedroom semi detached home, occupying a generous corner plot and located in a sought after residential area.

The property is accessed via an entrance hall, with doors leading to the living room and the kitchen diner. The living room benefits from a feature six panel bay window, allowing for an abundance of natural light. To the rear is a modern, extended kitchen diner with contemporary fitted units, Velux style windows set within a pitched ceiling, and views over the rear garden. A utility cupboard houses space for a washing machine and dryer, with a pantry cupboard completing the ground floor accommodation. To the first floor, the staircase leads to a landing providing access to three good sized bedrooms and a modern three piece house bathroom. Bedroom one benefits from two built in double wardrobes. The property enjoys a substantial plot with a private driveway secured by double gates, an attractive lawned front garden, and a large side garden offering excellent outdoor space. The side garden features a central pathway leading to timber sheds, an enclosed area, and a paved patio that overlooks the well maintained rear lawned garden, creating an ideal setting for outdoor dining and entertaining.

The property is ideally located close to local amenities and schools, all within the surrounding area. Regular bus services run to and from Wakefield city centre, while the M1 motorway is only a short distance away, making this an excellent choice for commuters.

A full internal inspection is essential to fully appreciate the space, plot size, and quality of accommodation on offer. Early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

6'3" x 12'11" [1.91m x 3.95m]

Composite front entrance door, a UPVC double glazed frosted window to the front aspect, a staircase leads to the first floor landing and doors providing access to the kitchen and living room.

### LIVING ROOM

12'2" [min] x 13'0" [max] x 15'5" [3.72m [min] x 3.97m [max] x 4.70m]

UPVC double glazed bay window overlooking the front garden, picture rail and coving to the ceiling, a living flame gas fire set on a granite hearth with cast iron insert and solid wooden surround.



### KITCHEN/DINING ROOM

16'0" [max] x 14'3" [min] x 15'4" [4.88m [max] x 4.35m [min] x 4.69m]

A range of wall and base units with laminate work surfaces and tiled splashbacks, a stainless steel sink and drainer with swan neck mixer tap, an integrated fridge and space for a large fridge/freezer. A

range cooker, set into a tiled splashback with extractor hood and integrated downlights above. A central heating radiator, coving to the ceiling, inset spotlights, and doors leading to the original pantry and utility room. There is an extended dining area with a UPVC double glazed window overlooking the rear aspect and a UPVC double glazed door, complemented by additional double glazed windows set into the pitched roof within the dining area. Laminate flooring runs throughout.



### UTILITY

Plumbing and drainage for a washing machine, space for a dryer, fixed coat hooks, and shelving.

### PANTRY

A UPVC double glazed frosted window to the side aspect and fixed shelving.

### FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed frosted window

overlooking the side elevation, and loft access via a fixed ladder leading to a large loft space. Doors provide access to three bedrooms and the house bathroom.

### BEDROOM ONE

9'2" x 12'11" [max] x 11'8" [min] [2.80m x 3.95m [max] x 3.58m [min]]

UPVC double glazed window overlooking the front elevation, coving to the ceiling, and two built-in double wardrobes.



### BEDROOM TWO

11'3" x 8'3" [3.43m x 2.54m]

UPVC double glazed window overlooking the rear elevation with built-in timber shutters and coving to the ceiling.



### BEDROOM THREE

9'3" [max] x 6'9" [min] x 7'2" [2.84m [max] x 2.08m [min] x 2.19m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

### BATHROOM/W.C.

5'1" x 7'0" [1.56m x 2.14m]

A modern three piece suite including a low flush w.c., wall hung wash basin with chrome mixer tap, and a panelled bath with mixer tap and bi-folding glass shower screen with separate shower over. Fully tiled walls and floor, chrome heated towel rail, extractor fan, inset spotlights to the ceiling, and a UPVC double glazed frosted window overlooking the rear elevation.



## OUTSIDE

To the front of the property is a double cast iron gate providing access onto a concrete driveway, alongside an attractive lawned garden bordered by hedging. A further lawned garden sits to the left of the driveway with a central paved pathway running through. To the rear is a timber shed with steps leading down to a block paved and paved patio area, ideal for alfresco dining and overlooking attractive landscaped gardens with planted borders to the right hand side. A second timber shed sits on the lower patio, offering useful garden storage. Additional features include a double external power socket adjacent to the kitchen door and an outside light.



## 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 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.