



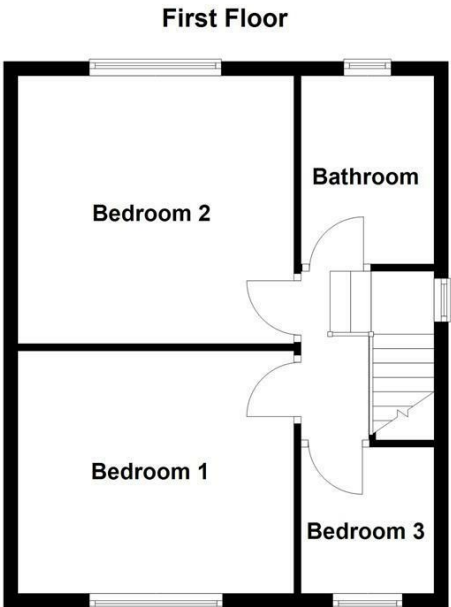
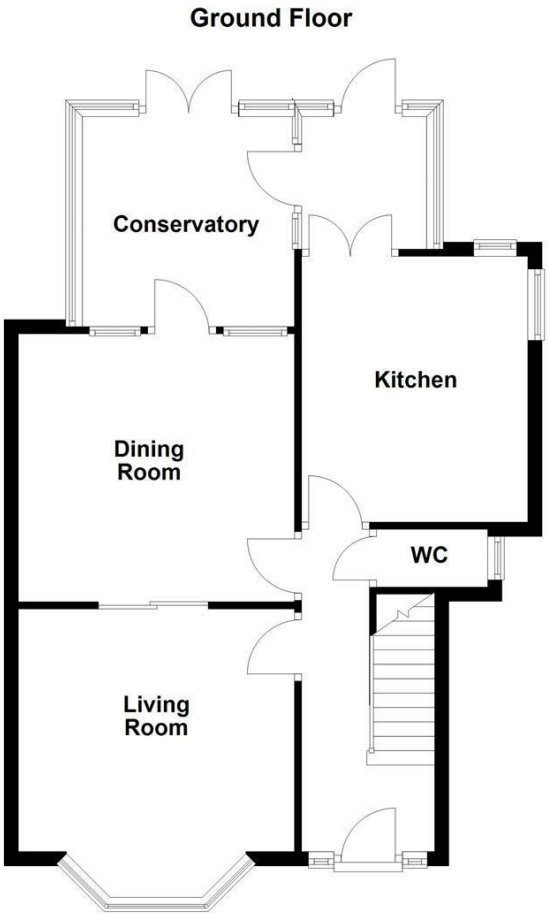
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

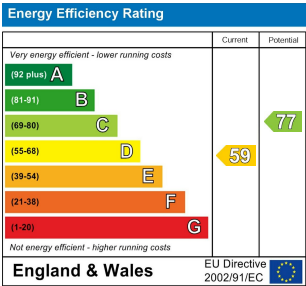


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



32 Eden Avenue, Wakefield, WF2 9DJ

For Sale Freehold £295,000

Ideally positioned along a highly sought after tree lined avenue on the outskirts of Wakefield city centre, this beautifully presented family home offers spacious and well proportioned accommodation throughout.

A welcoming reception hall with a guest cloakroom/w.c. leads into a generous living room featuring a bay window to the front and an elegant fireplace, with sliding doors opening through to the adjoining dining room, which also benefits from a feature fireplace. The kitchen has been thoughtfully extended to the side, offering a stylish range of contemporary units and access to a rear porch leading out to the garden. To the rear of the dining room, a delightful conservatory provides an additional reception space and enjoys pleasant views over the mature rear garden. To the first floor, there are two spacious double bedrooms and a further single bedroom, all served by a well appointed family bathroom. Externally, the property is approached via a broad block paved driveway providing ample off street parking, complemented by well established shrub borders. To the rear, a beautifully maintained garden features sheltered patio seating areas, a greenhouse, potting shed, expansive lawns, and an additional timber storage shed, offering the perfect outdoor space for relaxation and entertaining.

Ideally positioned within this highly desirable residential location, the property enjoys close proximity to a wide range of amenities, including local shops, well regarded schools, and recreational facilities. Wakefield city centre is easily accessible, offering mainline rail links and excellent access to the national motorway network, ideal for those commuting further afield.

A superb family home in an enviable setting, an early viewing is highly recommended to fully appreciate the quality and space on offer.



ACCOMMODATION

ENTRANCE HALL

14'9" x 6'2" [4.5m x 1.9m]

Fitted with a composite panelled front entrance door with side screens, central heating radiator concealed in a cabinet, wood effect laminate flooring and stairs leading to the first floor.

W.C.

5'2" x 2'7" [1.6m x 0.8m]

Fitted with a frosted window to the side, tiled walls, central heating radiator and a two piece white and chrome suite comprising low suite w.c. and wall mounted wash basin. Connecting door through to a useful downstairs store.

KITCHEN

12'1" x 10'5" [3.7m x 3.2m]

Refitted to a high standard with a broad range of cream fronted wall and base units with butcher's block wood effect laminate worktops and matching upstands. Inset acrylic sink unit, five ring range-style cooker (available by separate negotiation), space for tall fridge freezer and cupboard concealing plumbing for a washing machine. Matching breakfast bar, contemporary vertical central heating radiator, windows to the side and rear and double doors leading to the rear porch.



CONSERVATORY

9'10" x 9'10" [3.0m x 3.0m]

Double doors open out to the garden and a ceramic tiled floor.



REAR PORCH

6'2" x 5'10" [1.9m x 1.8m]

Windows to three sides and external door out to the back garden.

DINING ROOM

12'9" x 12'1" [3.9m x 3.7m]

Includes a further feature fireplace with fitted gas fire and doorway with windows through to the conservatory at the rear.



LIVING ROOM

12'9" x 11'1" [3.9m x 3.4m]

A splay bay window to the front, central heating radiator, continuation of the wood effect laminate flooring and a feature fireplace with marbled insert and hearth housing a living flame coal effect gas fire. Sliding doors lead through to the adjoining dining room.



FIRST FLOOR LANDING

A stained glass window to the side and loft access point.

BEDROOM ONE

12'9" x 11'1" [3.9m x 3.4m]

Window to the front, central heating radiator and a full width range of fitted wardrobes with cupboards over.



BEDROOM TWO

12'9" x 12'1" [3.9m x 3.7m]

Windows taking full advantage of the views over the back garden, central heating radiator and further fitted wardrobes and cupboards.



BEDROOM THREE

Window to the front, central heating radiator, fitted cabin bed, wardrobes and drawers.

BATHROOM/W.C.

7'6" x 6'2" [2.3m x 1.9m]

Refitted to an excellent standard with a white and chrome three piece suite comprising P-shaped shower bath with curved glazed screen and Gainsborough electric shower over, wall mounted wash basin and low-suite w.c. Chrome ladder style heated towel rail, tiled walls and frosted window to the rear.



OUTSIDE

To the front, a broad block paved driveway provides ample off street parking with mature shrub borders. To the rear lies a fantastic, large garden featuring sheltered paved patio sitting areas, a greenhouse/potting shed, built in barbecue, and a lovely lawn with mature shrub beds and specimen trees. Steps lead up to a further paved patio and a useful wooden shed.



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.