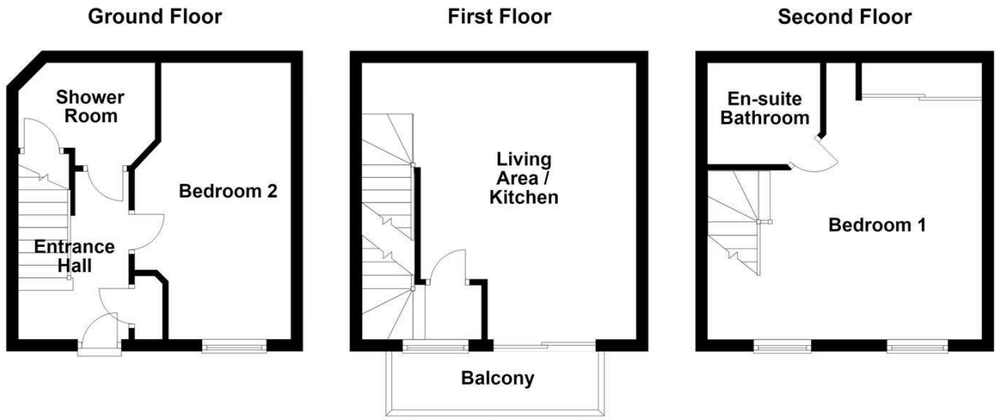
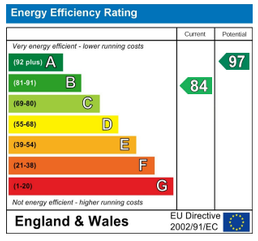



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 37 Carnforth Avenue, Wakefield, WF1 2GD

## For Sale Freehold £210,000

Offering modern and versatile accommodation arranged over three floors is this well presented two bedroom townhouse, ideally suited to first time buyers, professional couples or those seeking a low maintenance home.

The ground floor accommodation begins with an entrance hall providing access to a useful cloaks cupboard, bedroom two and a contemporary shower room. The shower room also provides access to a practical utility area positioned beneath the staircase. To the first floor is the impressive open plan living kitchen, fitted with a range of high gloss units and integrated appliances. Sliding patio doors open onto an elevated balcony, providing useful outdoor space. A further staircase leads to the second floor where the principal bedroom occupies the upper level and benefits from fitted wardrobes, loft access, individually controlled heating and its own en suite bathroom. The property also benefits from UPVC double glazing, zoned heating controls and an allocated parking space.

Offering flexible accommodation across three levels, the property would make an excellent first home, investment or purchase for a professional couple.

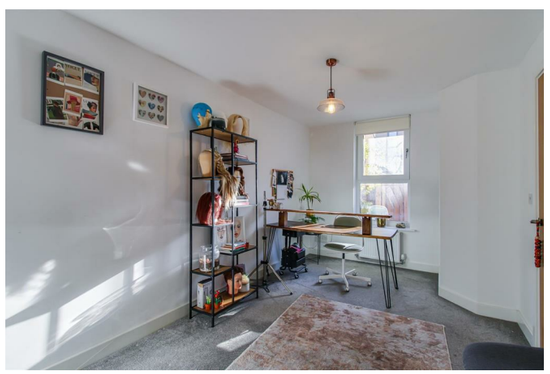
Only a full internal inspection will truly reveal the space and versatility this appealing home has to offer. An early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door leading into the entrance hall with glazed fanlight above. Central heating radiator and staircase with handrail providing access to the first floor. Three doors provide access to a cloaks cupboard, bedroom two and the downstairs shower room. Programmable thermostat providing zoned heating control.

### BEDROOM TWO
15'1" x 8'9" (4.62m x 2.69m )
UPVC double glazed window overlooking the front elevation. Central heating radiator.



### DOWNSTAIRS SHOWER ROOM
7'6" x 5'6" (2.30m x 1.69m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with chrome mixer tap and curved corner shower enclosure with double glazed doors and electric shower. Vanity mirror with integrated LED lighting. Fully tiled walls and flooring, inset spotlights and extractor fan. Door providing access into the utility area.

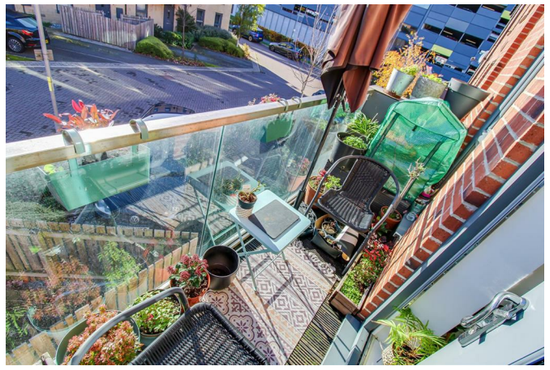


### UTILITY AREA
Positioned beneath the staircase with plumbing for a washing machine and laminate work surface above.

### FIRST FLOOR LANDING
Central heating radiator and staircase with handrail providing access to the second floor. UPVC double glazed window overlooking the front elevation. Door providing access into the open plan living kitchen.

### OPEN PLAN LIVING KITCHEN
15'3" x 15'2" (4.67m x 4.63m)
The kitchen area is fitted with a range of high gloss wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with chrome swan neck mixer tap. Integrated oven and grill with four ring ceramic hob, stainless steel splashback and extractor hood above. Integrated fridge with separate integrated freezer below. Under-cabinet lighting, inset spotlights and extractor fan. Laminate flooring and central heating radiator. UPVC double glazed sliding patio doors open onto the balcony.

### BALCONY
9'6" x 2'11" (2.90m x 0.91m)
Elevated balcony overlooking the front elevation. Glass balustrade with chrome handrail and timber decked flooring.



### SECOND FLOOR LANDING
Staircase providing access to the principal bedroom accommodation.

### BEDROOM ONE
15'3" x 15'3" (4.67m x 4.65m)
Two UPVC double glazed windows overlooking the front elevation. Central heating radiator and programmable thermostat providing separate heating control. Fitted double wardrobe with mirrored sliding doors. Loft access. Door providing access into the en suite bathroom.



### EN SUITE BATHROOM
6'5" x 5'6" (1.97m x 1.68m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and panelled bath with mixer tap, glazed shower screen and mixer shower over. Fully tiled flooring with tiled walls around the bath area. Inset spotlights, extractor fan and vanity mirror with integrated LED lighting.



### OUTSIDE
Allocated tarmacadam parking space for the property.

### COUNCIL TAX BAND
The council tax band for this property is B.

### 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.