Richard Kendall Estate Agent

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16 Lilac Avenue, Wakefield, WF2 7RY

For Sale Freehold £265,000

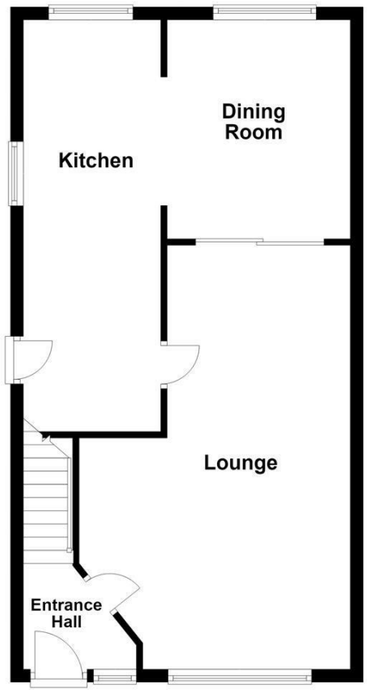
Set back from the roadside and occupying a pleasant cul de sac position is this spacious and extended three bedroom semi detached family home. Offered for sale with no onward chain and vacant possession, the property provides an excellent opportunity for first time buyers, couples and families looking for a home they can personalise and make their own.

Benefitting from aluminium framed double glazing and gas central heating, the accommodation comprises a welcoming entrance hall, spacious living room, fitted kitchen and a separate dining room, providing flexible living space ideally suited to family life. To the first floor are three well proportioned bedrooms together with the main family bathroom. Externally, the property benefits from an attractive garden to the front, while a block paved driveway to the side provides ample off road parking and leads to a detached single garage. To the rear is an enclosed lawned garden with established planted shrubs and a stone flagged patio area, providing an ideal space for outdoor dining and relaxation.

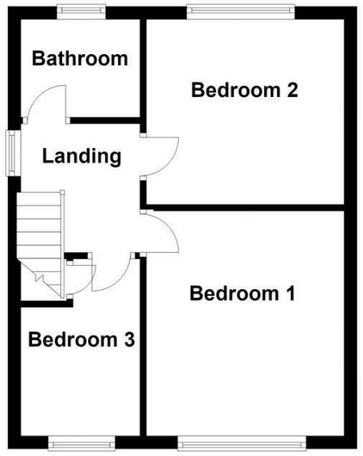
The property is conveniently positioned for a range of local amenities, schools and regular bus routes, with Thornes Park and Wakefield city centre also within easy reach. Families are particularly well served by nearby schooling, including English Martyrs Catholic Primary School on Dewsbury Road, close to the junction with Off Field Lane.

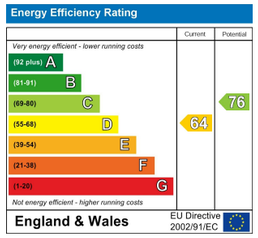
Offering generous accommodation, excellent potential and a convenient location, this attractive home is ideal for buyers wishing to put their own stamp on a property. An early viewing is highly recommended to fully appreciate the space and potential on offer.

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.



ACCOMMODATION

ENTRANCE HALL
UPVC entrance door leading into the entrance hall. Central heating radiator, coving to the ceiling and staircase providing access to the first floor landing. Door providing access to the lounge.

LOUNGE
22'0" x 14'3" (6.71m x 4.35m)
Double glazed aluminium framed window overlooking the front elevation, central heating radiator and coving to the ceiling. Feature fireplace with tiled back and hearth and timber surround. Door providing access to the kitchen and sliding doors leading through to the dining room.



DINING ROOM
10'9" x 9'6" (3.30m x 2.92m)
Coving to the ceiling, central heating radiator and double glazed aluminium framed window overlooking the rear elevation. Squared archway providing access through to the kitchen.



KITCHEN
18'9" x 7'4" (5.74m x 2.26m)
Fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer. Space and plumbing for a washing machine, integrated oven and grill, four ring gas hob, space for a fridge and space for a freezer. Double glazed aluminium framed windows overlooking the rear and side elevations, wood effect flooring, central heating radiator and UPVC side entrance door. Useful built-in storage cupboard and separate built-in pantry.

FIRST FLOOR LANDING
Loft access, coving to the ceiling and double glazed aluminium framed window overlooking the side elevation. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
12'0" x 10'5" (3.66m x 3.19m)
Double glazed aluminium framed window overlooking the front elevation and central heating radiator.



BEDROOM TWO
10'5" x 9'6" (3.18m x 2.92m)
Double glazed aluminium framed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE
8'11" x 6'8" (2.72m x 2.04m)
Double glazed aluminium framed window overlooking the front elevation and central heating radiator. Door providing access to the airing cupboard.

BATHROOM/W.C.
6'6" x 5'4" (2.00m x 1.65m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer shower over. Fully tiled walls, central heating radiator and frosted double glazed aluminium framed window overlooking the rear elevation.



OUTSIDE
To the front is a block paved driveway providing off road parking and leading to the detached brick built garage with up and over door.. There is also a low maintenance front garden with established planted and shrub borders. To the rear is a garden with established plant and shrub borders together with a stone flagged patio area.



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.