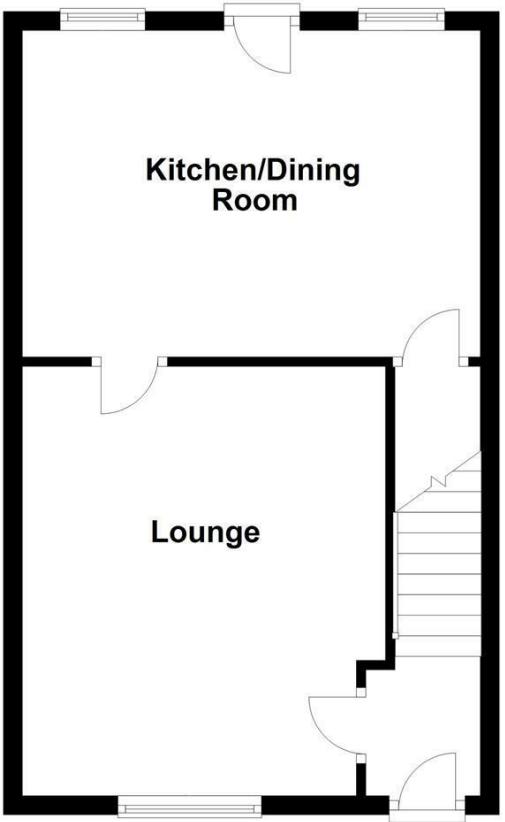
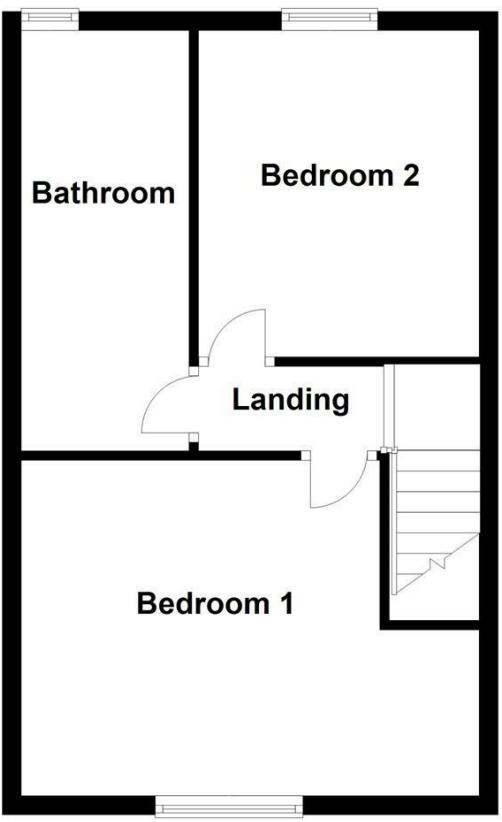


**Ground Floor****First Floor****IMPORTANT NOTE TO PURCHASERS**

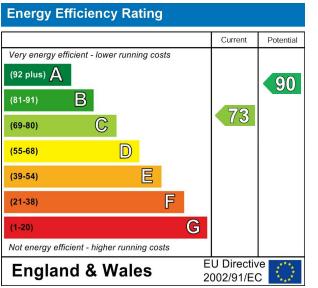
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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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01977 798 844



## 3 Third Avenue, Wakefield, WF1 2HX

**For Sale Freehold £185,000**

Introducing to the market is this two bedroom mid terrace property located in the popular area of Outwood benefitting from modern kitchen/diner with central island, four piece bathroom room and good sized rear garden with potential for off road parking.

The accommodation briefly comprises of the entrance hall, living room, kitchen/diner with access to understairs storage. The first floor landing leads to two double bedrooms and four piece house bathroom/w.c. Outside to the front is a small buffer garden and to the rear is a decked area with steps leading down to a good sized garden which has potential to provide off road parking with rear access.

The property is an ideal location for those looking to commute further afield with the M1 motorway being close at hand and Outwood Train Station being a short distance away. A range of amenities are nearby such as shops and schools.

This property would be ideally suited for the first time buyer, couple or small family with spacious ready to move into accommodation and a viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, tiled flooring, door to the living room and staircase to the first floor landing.

### LIVING ROOM

14'10" x 12'6" [4.53m x 3.83m]

Central heating radiator, UPVC double glazed window to the front elevation and log burning stove with exposed brick surround. Door to the kitchen/diner.



### KITCHEN/DINER

15'10" x 11'3" [4.83m x 3.44m]

Range of wall and base units with butchers block style work surface over, integrated oven with four ring electric hob and extractor fan. Stainless steel sink and drainer with mixer tap, breakfast bar with built in units, integrated washing machine, integrated fridge/freezer, integrated dishwasher and matching cupboard housing the combi boiler. UPVC double glazed windows and door to the rear elevation, central heating radiator and spotlights. Access to the understairs storage.

### FIRST FLOOR LANDING

Loft access, doors to two bedrooms and bathroom.

### BEDROOM ONE

12'4" x 11'7" [3.78m x 3.54m]

Built in wardrobes, central heating radiator and UPVC double glazed window to the front.



### BEDROOM TWO

11'3" x 9'8" [3.44m x 2.96m]

UPVC double glazed window to the rear elevation and central heating radiator.



### BATHROOM/W.C.

14'6" x 5'9" [4.43m x 1.77m]

Four piece suite comprising double shower cubicle with overhead shower, roll top bath and shower head attachment, low flush w.c. and pedestal wash basin. Ladder style radiator, UPVC double glazed frosted window to the rear elevation and spotlights.



### OUTSIDE

To the front of the property is a small buffer garden and to the rear is a decked area leading down to a good sized garden with plenty of potential and could be used for off road parking with rear access.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.