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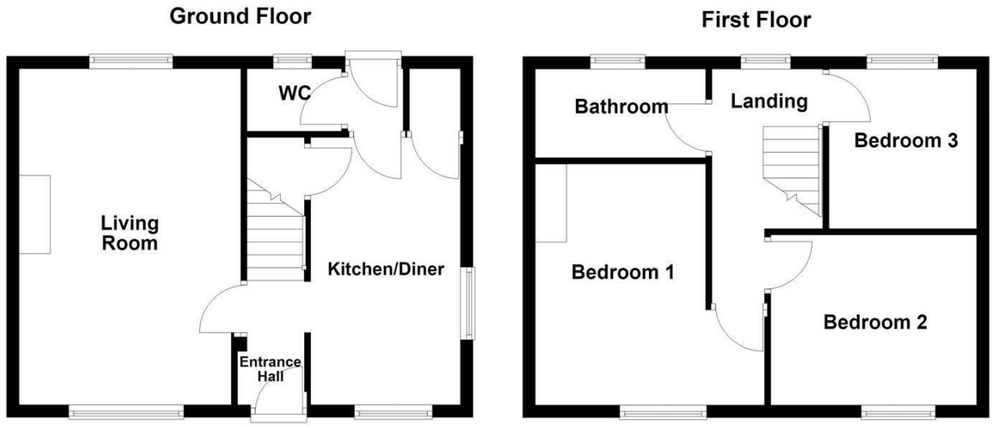


178 Lindsay Avenue, Wakefield, WF2 8AP

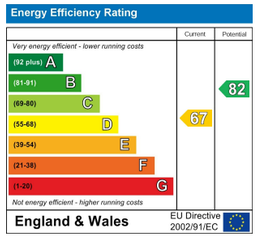
For Sale Freehold £180,000

Situated in the popular area of Wakefield is this well presented three bedroom semi detached property, offering spacious and versatile accommodation throughout. The property benefits from generous reception space, off road parking and an attractive enclosed rear garden, making it an ideal choice for a range of buyers.

The accommodation briefly comprises an entrance hall providing access to the living room and kitchen. The kitchen leads to a useful understairs storage cupboard, a further cupboard housing the combination boiler and a rear hallway. From here, there is access to the downstairs WC and rear garden. To the first floor, the landing provides loft access and leads to three bedrooms and the house bathroom. Externally, the front garden features planted borders and a pebbled driveway providing off road parking, with a pathway leading to the front entrance and a low hedge surround. The enclosed rear garden is generously proportioned and incorporates lawned, pebbled, paved and raised decked seating areas. A timber canopy provides a sheltered space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

The property is ideally located for first-time buyers, professional couples and small families, with a range of local shops, schools and amenities nearby. Wakefield city centre offers a wider selection of facilities, together with two mainline railway stations providing connections to Leeds, Manchester and London. The M1 motorway is also within easy reach, making the property well placed for those who commute or travel further afield.

An internal viewing is highly recommended to fully appreciate the accommodation and outside space this home has to offer.



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
A composite entrance door with frosted glazed panels leads into the entrance hall. There is a staircase leading to the first-floor landing and doors providing access to the kitchen diner and living room.

KITCHEN DINER
14'1" x 7'10" (4.30m x 2.40m)
The kitchen diner has a UPVC double glazed window overlooking the front elevation, spotlighting to the ceiling and a central heating radiator. The kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. There is a four ring induction hob with a stainless steel extractor hood above, an integrated oven and microwave, space and plumbing for a washing machine and space for a fridge freezer. An opening leads to an inner hallway, with access to an understairs storage cupboard and a further storage cupboard housing the Potterton combination boiler.

REAR HALLWAY
The rear hallway has a UPVC double glazed door leading to the rear garden and a door providing access to the downstairs WC.

DOWNSTAIRS W.C.
4'9" x 2'8" (1.45m x 0.83m)
The downstairs WC is fitted with a low flush WC and a ceramic wash basin with mixer tap. There is coving to the ceiling and partial wall tiling.

LIVING ROOM
17'6" x 11'11" (max) x 10'9" (min) (5.35m x 3.65m (max) x 3.30m (min))
The living room benefits from two UPVC double glazed windows, enjoying a dual aspect over the front and rear elevations. There is a central heating radiator, coving to the ceiling and an electric fire set within a marble hearth, surround and mantel.

FIRST FLOOR LANDING
The landing provides access to a loft with a pull down ladder. There is coving to the ceiling, a UPVC double glazed window overlooking the rear elevation and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
12'7" x 11'11" (max) x 8'0" (min) (3.85m x 3.65m (max) x 2.45m (min))
The main bedroom has a UPVC double glazed window overlooking the front elevation, a central heating radiator and coving to the ceiling.

BEDROOM TWO
11'4" x 9'2" (max) x 7'7" (min) (3.47m x 2.80m (max) x 2.32m (min))
The second bedroom has a UPVC double glazed window overlooking the front elevation, a central heating radiator, coving to the ceiling and a sloped bulkhead.

BEDROOM THREE
8'0" x 8'0" (2.45m x 2.45m)
The third bedroom has a UPVC double glazed window overlooking the rear elevation, a central heating radiator and coving to the ceiling.

BATHROOM
8'11" x 4'5" (2.72m x 1.35m)
The house bathroom has a frosted UPVC double glazed window overlooking the rear elevation, spotlighting to the ceiling and a chrome ladder style central heating radiator. The bathroom is fitted with a concealed cistern low flush WC, a ceramic wash basin set within a storage unit with mixer tap and a panelled bath with mixer tap. There is a mains-fed overhead shower with a separate handheld attachment and a glass shower screen.

OUTSIDE
To the front of the property is a planted garden and a pebbled driveway providing off-road parking, with a pathway leading to the front entrance and a hedge surround. The driveway continues along the side of the property to a detached single garage with an up-and-over door. The enclosed rear garden incorporates lawned areas, pebbled and paved patios and a raised decked seating area with a timber canopy, providing an ideal space for outdoor dining and entertaining. The garden also features mature shrubs and is fully enclosed by timber fencing, making it suitable for children and pets.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.