



WAKEFIELD  
01924 291 294

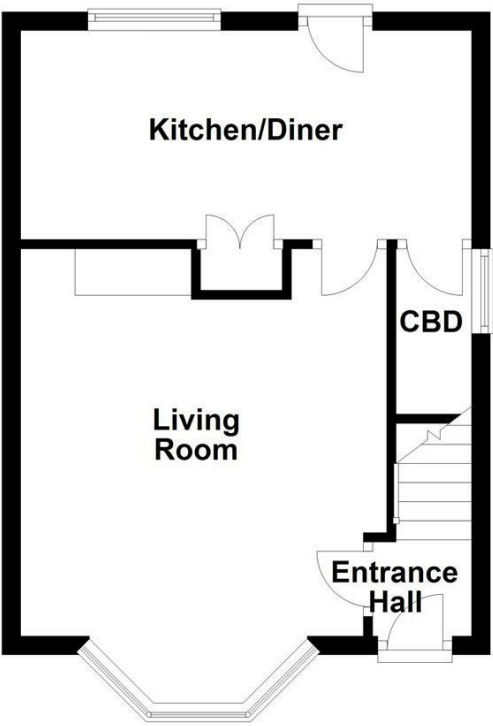
OSSETT  
01924 266 555

HORBURY  
01924 260 022

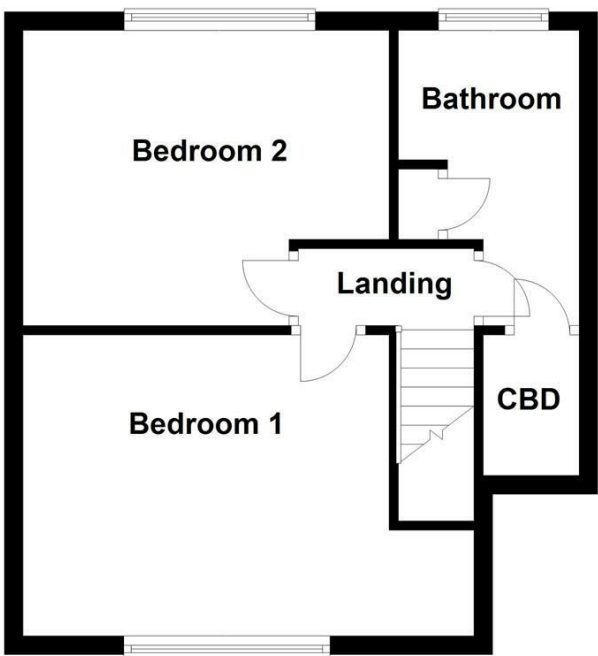
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

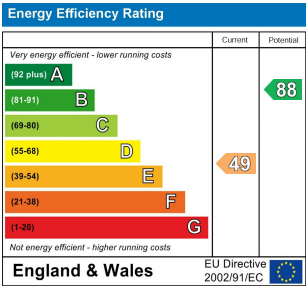


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 187 Oakwood Avenue, Wakefield, WF2 9JX

### For Sale Freehold £156,000

A fantastic opportunity to purchase this two bedroom mid terrace house benefitting from spacious living room, modern fitted kitchen/diner and larger than average attractive lawned rear garden.

The property briefly comprises of entrance hall, living room, modern fitted kitchen/diner with pantry cupboard. To the first floor landing there are two double bedrooms and a three piece suite house bathroom with large storage cupboard within. Outside to the front there is a pebbled garden with block paved pathway through a timber gate running down the side of the property. There is a larger than average lawned garden with timber shed, enclosed by timber fencing.

The property is within walking distance to the local amenities and schools within Flanshaw, with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Solid wooden front entrance door leads into the entrance hall. Staircase with handrail leading to the first floor landing, central heating radiator and door through to the living room.

### LIVING ROOM

12'1" [min] x 12'9" [max] x 13'7" [3.69m [min] x 3.91m [max] x 4.15m]

Walk in bay window with timber single glazed sash windows overlooking the front aspect, central heating radiator, four wall lights and gas fire. Door leading into the kitchen/diner.



### KITCHEN/DINER

7'4" x 16'0" [2.24m x 4.88m]

Range of wall and base high gloss units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob. Space for a fridge/freezer, integrated washing machine, timber single glazed sash window and UPVC door leading to the rear garden. Central heating radiator and door providing access into the pantry cupboard with original curing table and timber single glazed frosted window to the side aspect.

### FIRST FLOOR LANDING

Doors to two double bedrooms and a three piece suite house bathroom. Loft access.

### BEDROOM ONE

10'7" x 13'0" [min] x 16'0" [max] [3.24m x 3.97m [min] x 4.90m [max]]

Original fireplace with marble hearth and marble decorative surround, three single glazed sash windows overlooking the front elevation and central heating radiator.



### BEDROOM TWO

9'6" [min] x 13'1" [max] x 10'4" [2.90m [min] x 4.0m [max] x 3.16m]

Three timber single glazed sash windows overlooking the rear elevation, ceiling fan, central heating radiator and original fireplace with marble hearth and marble decorative surround.



### BATHROOM/W.C.

3'11" [min] x 6'3" [max] x 10'4" [1.20m [min] x 1.91m [max] x 3.15m]

Solid wooden exposed floor, central heating radiator, timber single glazed frosted sash window overlooking the rear elevation, freestanding roll top bath with claw feet, pedestal wash basin and low flush w.c. Central heating radiator and double doored airing cupboard with door to further cupboard.



### OUTSIDE

To the front of the property there is a pebbled garden. Whilst to the rear there is a larger than average attractive garden with timber shed, enclosed by timber panelled surround fences. A timber gate provides access down a paved pathway down the side of the property,



### 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.