



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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



12 Avondale Drive, Stanley, Wakefield, WF3 4QY

For Sale Freehold Offers In The Region Of £279,950

Situated within a select cul de sac is this superbly presented and deceptively spacious three bedroom detached bungalow. Benefitting from UPVC double glazing and gas central heating throughout, the property offers generous and versatile accommodation ideally suited to a range of buyers.

The accommodation briefly comprises a modern fitted kitchen, spacious open plan living and dining room and an inner hallway providing access to three well proportioned bedrooms and a contemporary shower room. Completing the accommodation is a generous conservatory overlooking and providing access to the rear garden. Externally, the property enjoys an attractive lawned garden to the front, together with a driveway to the side providing ample off road parking and leading to a detached concrete sectional garage. To the rear is a good sized enclosed lawned garden incorporating a stone paved patio area, ideal for outdoor dining and entertaining.

The property is conveniently positioned for a range of local amenities, including shops and schools, with regular bus services operating nearby. Local railway connections and excellent access to the motorway network also make the property well placed for those travelling further afield.

Offered to the market with no onward chain and vacant possession, this attractive bungalow would make an ideal home for couples, downsizers and those looking for accommodation predominantly arranged on one level. An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

KITCHEN
12'5" x 8'6" (3.80m x 2.61m)
Side entrance door leading into the modern fitted kitchen. Fitted with a range of contemporary white gloss wall and base units with work surfaces over, incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated AEG oven and grill, AEG four ring gas hob with extractor hood above, space and plumbing for a slimline dishwasher, plumbing for a washing machine, integrated fridge and freezer, central heating radiator and tiled effect flooring. Door providing access to a useful storage cupboard and UPVC double glazed window overlooking the front aspect.

LOUNGE/DINING ROOM
18'9" x 18'7" (5.72m x 5.68m)
Feature fire place with gas fire, UPVC double glazed windows to the front and side elevations, central heating radiator and detailed coving to the ceiling. Door providing access to the inner hallway.



INNER HALLWAY
Loft access, door to the airing cupboard and further doors providing access to the shower room and three bedrooms.

SHOWER ROOM/W.C.
6'6" x 8'2" (1.99m x 2.50m)
Fitted with a walk-in shower enclosure with mixer shower, low flush W.C. and wash basin set within a vanity unit with storage below. Part tiled walls, tiled flooring, frosted UPVC double glazed window overlooking the side elevation and chrome ladder style radiator.



BEDROOM ONE
9'11" x 8'9" (3.04m x 2.69m)
Fitted wardrobes to one wall, central heating radiator, UPVC double glazed window overlooking the rear elevation and detailed coving to the ceiling.



BEDROOM TWO
9'7" x 8'6" (2.93m x 2.60m)
Built-in wardrobes to one wall, central heating radiator, detailed coving to the ceiling and UPVC double glazed French doors leading into the conservatory.



BEDROOM THREE
6'10" x 8'11" (2.09m x 2.73m)
UPVC double glazed window overlooking the side elevation and central heating radiator.



CONSERVATORY
11'4" x 11'1" (3.47m x 3.40m)
Laminate flooring, UPVC double glazed construction over a brick built base and central heating radiator. UPVC double glazed French doors to the side with steps leading down into the garden.



OUTSIDE
To the front of the property is a lawned garden with a driveway to the side providing ample off road parking and leading to the detached garage. The rear garden is generously proportioned and predominantly laid to lawn, incorporating a stone paved patio area. The detached garage has an up and over door.



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

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.