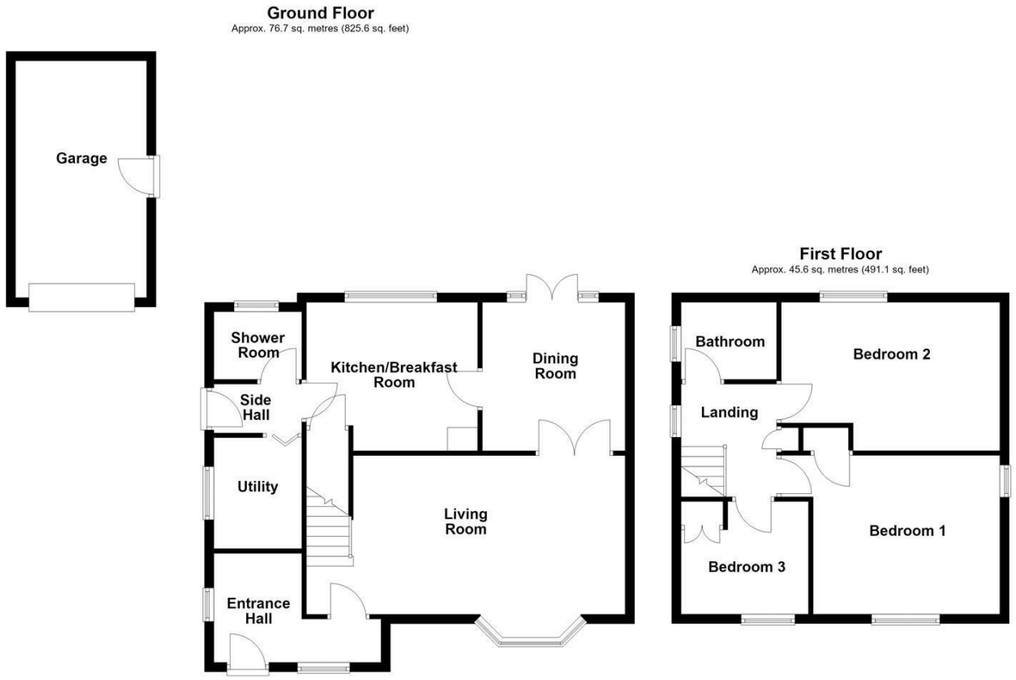
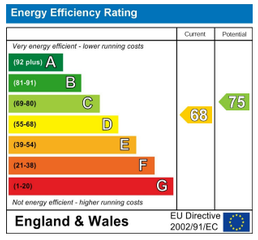
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 122.3 sq. metres (1316.7 sq. feet)



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.



159 Oakwood Avenue, Wakefield, WF2 9JX

For Sale Freehold £325,000

A fantastic opportunity to purchase this spacious three bedroom detached family home, offering generous accommodation (extending to 122.3 square metres), secure off road parking and attractive gardens. The property is approached through double timber gates opening onto a substantial driveway, which leads to a single garage with an electrically operated up and over door, power and lighting.

The enclosed front garden is arranged over three paved tiers with established planting, complemented by brick walling and cast iron railings. Internally, a welcoming entrance hall provides access to a spacious living room with bay window to the front, while double timber doors open into the separate dining room, creating two well proportioned reception spaces. The large fitted kitchen benefits from a range of integrated appliances, useful understairs storage and access to a side porch. From here, there is a ground floor shower room and a generous utility room, completing the ground floor accommodation. To the first floor are two double bedrooms and a further third bedroom, together with a three piece family bathroom. The principal bedroom benefits from fitted wardrobes and dual aspect windows, while bedroom three also features a built in double wardrobe over the stair bulkhead. Externally, the rear garden features a generous paved patio area and an attractive lawn, all fully enclosed by timber fencing. A substantial metal storage shed provides excellent garden storage, while external lighting and a water supply add further practicality.

The property is conveniently positioned within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short drive away, making the property particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate all that this attractive family home has to offer.



ACCOMMODATION

ENTRANCE HALL
A UPVC double glazed front entrance door leads into the entrance hall. There is a central heating radiator, two UPVC double glazed windows with one overlooking the front and one to the side, and a timber door leading into the living room.

LIVING ROOM
11'1" x 22'4" (3.39m x 6.83m)
Coving to the ceiling, two central heating radiators and a staircase with handrail leading to the first floor landing. A walk-in bay window with UPVC double glazing overlooks the front aspect, while double timber doors lead into the separate dining room.

DINING ROOM
10'5" x 10'0" (3.20m x 3.06m)
There is coving to the ceiling, a central heating radiator and a set of UPVC double glazed French doors leading out to the rear garden, with UPVC double glazed side panels. A further door leads into the kitchen.



KITCHEN
12'2" x 10'4" (3.73m x 3.16m)
fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks above. There is a stainless steel sink and drainer with mixer tap, space for a freestanding oven and grill with cooker hood above, built-in wine rack, integrated fridge and integrated freezer. Further features include a central heating radiator, partially tiled walls, a timber door leading into the side porch and a further door providing access to the understairs storage cupboard with fixed coat hooks. A UPVC double glazed window overlooks the rear aspect.



SIDE PORCH
A UPVC double glazed side entrance door leads into the side porch. There is a central heating radiator, timber cladding to the wall, a folding timber door into the utility room and a further timber door leading into the downstairs shower room.

DOWNSTAIRS SHOWER ROOM/W.C.
5'6" x 6'3" (1.70m x 1.92m)
Fitted with a wall mounted wash basin with two taps, low flush W.C. and curved corner shower enclosure with electric shower. The room has fully tiled walls, a wall mounted extractor fan, frosted UPVC double glazed window overlooking the rear aspect and a central heating radiator.

UTILITY ROOM
8'2" x 6'3" (2.49m x 1.93m)
Fitted with a range of base units with laminate work surfaces over and fully tiled walls. There is plumbing and drainage for a washing machine, space for a tumble dryer and space for a large freestanding fridge freezer. The wall mounted condensing regular boiler is housed within the room and there is also a central heating radiator.

FIRST FLOOR LANDING
A UPVC double glazed window overlooks the side elevation. The landing has loft access via a folding timber ladder. Doors provide access to three bedrooms and the house bathroom. There are also double storage cupboards arranged one above the other with fixed shelving within.

BEDROOM ONE
15'5" x 11'1" (4.72m x 3.40m)
Two UPVC double glazed windows provide a dual aspect, overlooking the front and side elevations. There are two fitted double wardrobes with storage cupboards above, coving to the ceiling and a central heating radiator. Two timber doors arranged one above the other provide access to the airing cupboard.



BEDROOM TWO
15'6" x 10'5" (4.73m x 3.19m)
A UPVC double glazed window overlooks the rear elevation. There is also a central heating radiator.



BEDROOM THREE
8'2" x 8'11" (2.49m x 2.73m)
A UPVC double glazed window overlooks the front elevation.

HOUSE BATHROOM/W.C.
6'2" x 6'7" (1.90m x 2.01m)
Fitted with a three piece suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash basin with two taps and low flush W.C. The bathroom has partially tiled walls, coving to the ceiling, a frosted UPVC double glazed window overlooking the side elevation and a central heating radiator.



OUTSIDE
To the front of the property is a low maintenance paved garden divided into three sections with planted areas. The garden is enclosed by solid brick built walling with cast iron railings, while double timber gates provide access onto a paved and concrete driveway extending down the side of the property beneath a timber carport. The driveway leads to a detached single garage with an electric up-and-over door. A cast iron gate provides access into the rear garden. The rear garden has a paved patio area, ideal for outdoor dining and entertaining, overlooking an attractive lawned garden. The garage also has a timber side entrance door and a timber framed single glazed window to the side. The garden is fully enclosed by timber panelled fencing to three sides. A large timber shed sits on a paved foundation to the opposite side of the garden and provides useful external storage.



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.