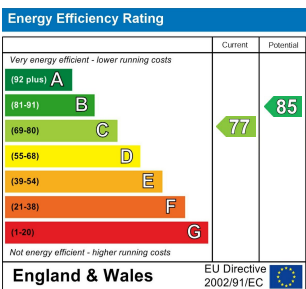


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



## 54 Eden Avenue, Wakefield, WF2 9DJ

### For Sale Freehold £450,000

Situated between Wakefield and Ossett, on a popular tree lined cul-de-sac is this detached property with four generous double bedrooms. Superbly presented throughout and benefiting from a modern fitted kitchen, large family bathroom, two en suites, driveway with garage and an an attractive and easy to maintain rear garden.

The property briefly comprises of the entrance hall, living room, downstairs w.c., integral garage and kitchen/dining/breakfast room. The first floor landing has access to four bedrooms (two with en suite facilities), study and the house bathroom. Outside, to the front of the property the garden is lawned with a driveway providing off road parking for two vehicles leading to the single integral garage. The rear garden is also lawned incorporating a paved patio area, perfect for outdoor dining and entertaining purposes.

Being ideally located between Wakefield and Ossett, the property has plenty of local amenities within walking distance, including shops and schools. Junction 41 of the M1 motorway is only a mile from the property and there's regular local bus routes to and from the neighbouring towns and the city. Wakefield has two train stations with excellent direct services up and down the country, as well as good links to surrounding cities such as Leeds and Sheffield.

Only a full internal inspection will truly show what is to offer at this property and so an early viewing comes highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted front entrance door, central heating radiator, coving to the ceiling, spotlights, storage cupboard and stairs to the first floor landing with an understairs storage snug. Doors to the living room, kitchen/dining/breakfast room, downstairs w.c. and the garage.

LIVING ROOM

15'1" x 10'8" [4.6m x 3.27m ]

UPVC double glazed window to the front, coving to the ceiling, a set of double doors through to the kitchen/dining/breakfast room and central heating radiator.



KITCHEN/DINING/BREAKFAST ROOM

27'4" [max] x 11'2" [min] x 7'6" [8.35m [max] x 3.41m [min] x 2.3m]

Range of modern wall and base units with wooden oak work surface over, 1.5 stainless steel sink and drainer with mixer tap, integrated double oven, four ring induction hob, with stainless steel extractor hood above. Space for a fridge/freezer, integrated dishwasher and integrated washing machine. UPVC double glazed window to the rear, a set of UPVC double glazed doors to the rear garden, coving to the ceiling, spotlights, central heating radiator and door back through to the entrance hall.



W.C.

2'5" x 5'5" [0.75m x 1.67m]

Extractor fan, coving to the ceiling, low flush w.c. and a wall mounted wash basin with mixer tap and tiled splashback.

GARAGE

9'2" x 18'2" [2.8m x 5.55m]

Manual up and over door, space for a tumble dryer and the Weisman combi boiler is housed in here.

FIRST FLOOR LANDING

Loft access, spotlights, coving to the ceiling and doors leading to four double bedrooms, study and the house bathroom.

BEDROOM ONE

11'5" by 10'10" [3.5m by 3.31m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

Low flush w.c., chrome wash basin with mixer tap and a shower cubicle with shower head attachment and shower screen. UPVC double glazed frosted to the side, extractor fan, spotlights and chrome ladder style central heating radiator.



BEDROOM TWO

14'9" x 9'6" [max] x 6'2" [min] [4.5m x 2.92m [max] x 1.9m [min]]

UPVC double glazed window to the rear, central heating radiator , coving to the ceiling and a door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

Low flush w.c., wash hand basin with mixer tap and shower cubicle with shower head attachment and shower screen. UPVC double glazed frosted window to the side, spotlights, extractor fan and chrome ladder style central heating radiator.

BEDROOM THREE

10'11" x 11'5" [max] x 3'8" [min] [3.35m x 3.5m [max] x 1.12m [min]]

UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BEDROOM FOUR

9'6" x 11'6" [max] x 7'2" [2.9m x 3.52 [max] x 2.2m]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

STUDY

6'2" x 8'0" [max] x 4'3" [min] [1.9m x 2.45 [max] x 1.3m [min]]

Coving to the ceiling, UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

Pedestal wash basin with mixer tap, low flush w.c., bath with mixer tap, separate shower cubicle with shower head attachment and shower screen. UPVC double glazed frosted window to the rear, chrome ladder style central heating radiator, spotlights, coving to the ceiling and shaver socket point.



OUTSIDE

To the front the garden is mainly laid to lawn and a driveway providing off road parking for two vehicles leading to the single integral garage with a manual open over door, power and light. The rear garden is lawned with a paved patio area, perfect for outdoor dining entertaining purposes. The rear garden is easy to maintain with a lawn and paved patio area, perfect for outdoor dining and entertaining purposes.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:  
"I have lived very happily in this house for almost 12 years since I had it built by an excellent local builder. It was designed for modern day family living with all rooms being a good size. Situated on a quiet road with Wakefield centre being under a 10 minute drive and around a 30 minute walk. It is also close to Horbury and Ossett and very convenient for the M1 and M62. The house is always bright with the sun rising at the front and setting at the back. In the summer the sun is in the rear garden from late morning into the evening. "

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.