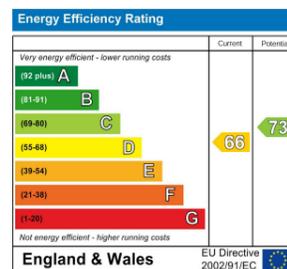
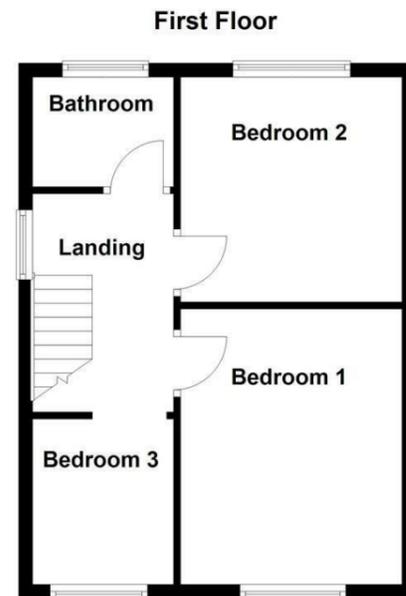
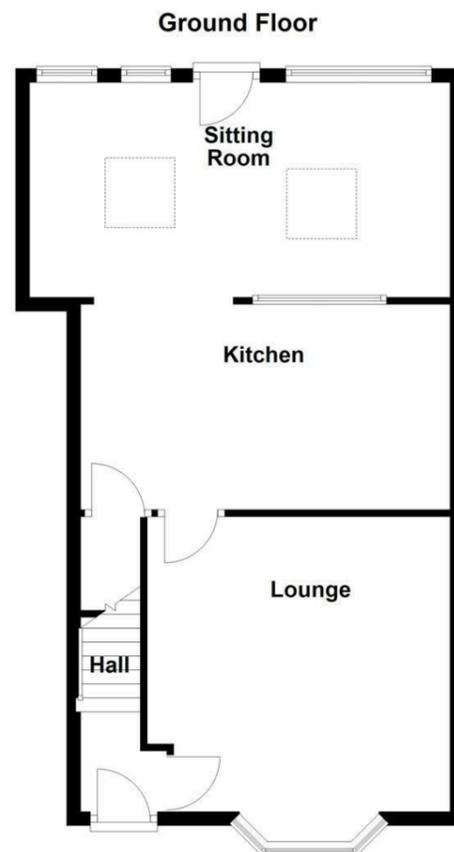




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any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



**24 Church Lane Avenue, Wakefield, WF1 2JU**  
**For Sale Freehold £209,900**

An extended three bedroom semi detached family home benefitting from well proportioned accommodation, off road parking and an attractive lawned garden.

The property briefly comprises of entrance hall, living room, kitchen, rear extension. To the first floor landing there are three bedrooms and the family bathroom. Outside to the front, the garden is pebbled with a paved driveway providing off road parking. To the rear, the garden is predominantly lawned with paved patio areas, perfect for outdoor dining and entertaining.

The property is well placed to local amenities including shops and good schools, local bus routes area nearby and there is good access to the motorway network.

This property would make an ideal home for the growing family, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Entrance via a front UPVC door into the main hallway, a door leading through to the lounge and a staircase rising to the first floor landing.

### LOUNGE

14'3" x 13'10" [4.35m x 4.23m]

UPVC double glazed bay windows to the front elevation, central heating radiator and an open fireplace with space for an electric log burner. A door provides access through to the kitchen.



### KITCHEN

17'4" x 9'7" [5.30m x 2.94m]

UPVC double glazed window to the rear, central heating radiator and a useful storage cupboard built under the stairs. An

opening leads through to the extension. The fitted kitchen comprises a range of wall and base units providing ample storage, a stainless steel sink with drainer, integrated gas hob and oven with cooker hood and splashback, and space for a fridge freezer and washing machine.

### REAR EXTENSION

19'9" x 10'1" [6.04m x 3.08m]

Windows to the rear elevation and a rear door opening out to the garden, two Velux windows provide additional natural light. This room is currently used as a crafts room/gym, this versatile space offers potential to be a sitting room or additional family room.



### FIRST FLOOR LANDING

Providing access to three bedrooms and the family bathroom with a UPVC double glazed window to the side elevation.

### BEDROOM ONE

12'11" x 10'5" [3.95m x 3.18m]

UPVC double glazed window to the front and a central heating radiator.



### BEDROOM TWO

10'5" x 10'6" [3.18m x 3.22m]

UPVC double glazed window to the rear, central heating radiator and built in storage cupboards/wardrobes to one side.



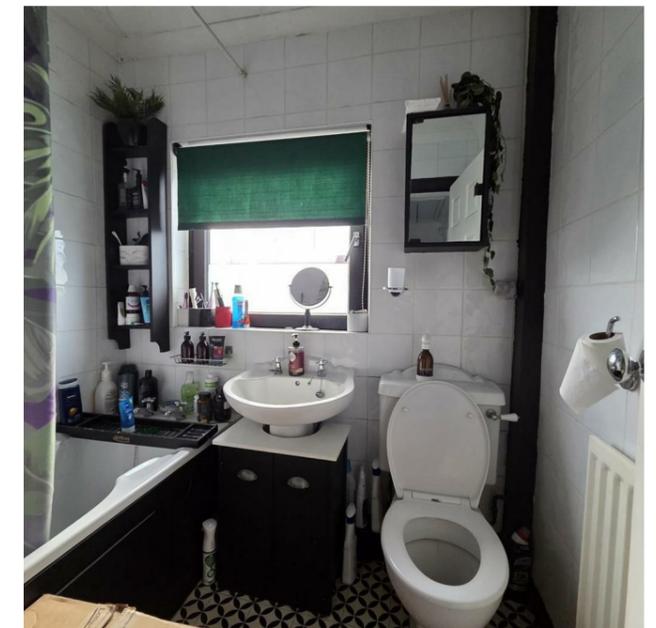
### BEDROOM THREE

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

### BATHROOM

6'7" x 5'1" [2.02m x 1.57m]

Frosted UPVC double glazed window to the rear. Three piece suite comprising of a panelled bath with shower over, wash hand basin, and a low flush W.C..



### OUTSIDE

To the front, there is a driveway providing parking for one car and low maintenance gardens. To the rear of the property is a decked patio area with artificial lawn, and space for a storage shed. Side access is currently used as a log or coal store.



### 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.