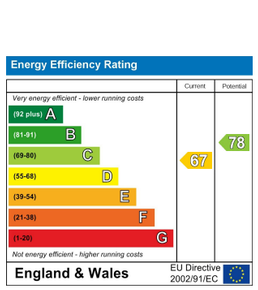

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

2 Eden Avenue, Wakefield, WF2 9DJ

For Sale Freehold £450,000

Occupying a fantastic corner plot in a desirable residential location is this beautifully extended four bedroom detached family home offers spacious and versatile accommodation across three floors and benefitting from a home office, integral garage, driveway parking and an expansive rear garden ideal for entertaining with useful summerhouse, which could be used for a variety of purposes.

The ground floor comprises a welcoming entrance hall, a bright and airy lounge, a formal dining room, a well appointed kitchen, a convenient downstairs w.c., and a superb office extension, perfect for those seeking a work from home space. The first floor features three double bedrooms, including a principal suite with an en suite shower room, along with a modern family bathroom. A further staircase leads to the impressive fourth bedroom, complete with a separate living space. Externally, the front of the property provides driveway parking for two vehicles, while the generous rear garden boasts multiple patio areas, a lawn, a useful storage outbuilding and summerhouse, with plenty of potential, such as a home gym.

Ideally situated close to local shops, amenities, and well regarded schools, the home also offers easy access to Wakefield city centre and the M1 motorway, making it perfect for commuters.

Finished to an excellent standard, this stunning property presents an outstanding opportunity for growing families and early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC side entrance door, central heating radiator, doors to the integral garage, lounge, dining room and kitchen. Stairs to the first floor landing.

LOUNGE
14'10" x 11'9" (4.53m x 3.60m)
UPVC double glazed window to the front elevation, central heating radiator and feature fireplace with wood surround.

DINING ROOM
14'4" x 11'10" (4.39m x 3.62m)
French doors through to the kitchen, door to the office and central heating radiator.

KITCHEN
14'9" x 12'7" (4.52m x 3.85m)
Range of wall and base units with laminate work surface over, space for a gas cooker with cooker hood, space for a fridge/freezer, space for a washing machine and dryer. Built in storage cupboard, central heating radiator, UPVC double glazed windows to the rear and side. UPVC side door to the garden.

OFFICE
9'8" x 8'11" (2.95m x 2.74m)
UPVC double glazed French doors to the rear garden, tiled floor and central heating radiator.

W.C.
5'0" (max) x 5'10" (1.54m (max) x 1.79m)
Two piece suite comprising low flush w.c. and wash hand basin.

INTEGRAL GARAGE
18'6" x 8'11" (5.66m x 2.74m)
Electric roller door to the front and electric car charging port.

FIRST FLOOR LANDING
Doors to three bedrooms and family bathroom. Stairs to the second floor.

BEDROOM ONE
22'3" x 8'11" (6.8m x 2.74m)
UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'2" x 8'8" (max) (2.2m x 2.65m (max))
Three piece suite comprising corner shower cubicle with wall mounted shower and hand held attachment, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, fitted storage, fully tiled walls and spotlights.

BEDROOM TWO
14'9" (max) x 8'5" (4.52m (max) x 2.57m)
UPVC double glazed window to the front elevation, central heating radiator, built in storage cupboard and fitted wardrobes.

BEDROOM THREE
11'6" x 9'5" (3.52m x 2.89m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes.

BATHROOM/W.C.
8'3" x 4'9" (2.54m x 1.46m)
Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator, built in storage cupboard, fully tiled walls and floor.

BEDROOM FOUR/LIVING AREA
17'10" x 14'4" (5.46m x 4.38m)
Velux windows to the front and rear elevation, central heating radiator and door leading through to the bedroom section.

BEDROOM FOUR
13'6" x 8'10" (4.12m x 2.7m)
Velux window to the rear, central heating radiator and two storage cupboard into the eaves.

OUTSIDE
The front of the property is accessed via gated entry onto the driveway providing ample space for two vehicles. To the rear is a spacious flagged patio seating area with steps leading down a lawned garden surrounded by trees and shrubbery. There is a side decked seating area with pergola leading to a summerhouse and storage outhouse, as well as further decked seating area surrounded by timber fencing.

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

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.