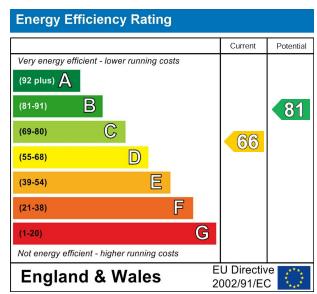


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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 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



44 Walnut Avenue, Wakefield, WF2 0ER

For Sale Freehold Asking Price £200,000

A superb semi detached house with three bedrooms and has been renovated throughout to an extremely high standard. Enjoying landscaped front and rear gardens, modern house bathroom/w.c. and stunning kitchen diner with integral appliances. UPVC double glazing and gas central heating

The accommodation comprises entrance hall, living room with feature fireplace and cabinets to the chimney breast recess, contemporary kitchen diner with Range cooker, first floor landing, three good size bedrooms, modern house bathroom/w.c. and access to the fully boarded loft room. Outside there is on street parking and to the front a low maintenance garden with Indian stone paved patio and artificial lawn. To the rear there is an attractive garden with paved patio areas, lawned area, detached garage and summerhouse all enclosed by fencing.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Wakefield city centre. The M1 motorway is a short distance away for those looking to travel further afield.

An early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, laminate flooring, staircase leading to the first floor landing, column style anthracite radiator, ornate coving to the ceiling, door into the living room, partial cladding to the walls with dado rail.

LIVING ROOM

11'10" x 14'11" max x 13'8" (3.61m x 4.56m max x 4.19m)

Ceiling rose, ornate coving to the ceiling, picture rail, built in units to the chimney breast recessed with glass shelving and downlights. Electric fire with tiled hearth, tiled interior and wooden decorative surround. UPVC double glazed window to the front with built in wooden shutters, laminate flooring, door into the kitchen diner, column style anthracite radiator.



KITCHEN DINER

18'0" x 14'3" max x 8'7" min (5.50m x 4.36m max x 2.62m min)

Porcelain tiled floor. A range of high gloss wall and base units with laminate work surface over, laminate upstands, Range cooker with seven ring gas hob and glass splashback with curved cooker hood over having downlights (included within the sale), plinth lighting, built in wine rack, integrated

washing machine, 1 1/2 ceramic sink and drainer with mixer tap, integrated fridge freezer, composite rear entrance door, display cabinets with glass shelving and fronts having downlights, UPVC double glazed frosted window to the side, UPVC double glazed window to the rear, coving to the ceiling, picture rail, wall mounted extractor fan, anthracite contemporary radiator, space for further appliance beneath the work surfaces such as a dryer.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, doors to the bedrooms and bathroom/w.c. Coving to the ceiling, loft access with built in ladder providing access to the boarded loft room. Partial timber cladding with dado rail.

BATHROOM/W.C.

7'4" x 7'0" max x 4'3" min (2.24m x 2.15m max x 1.30m min)

Panelled bath with mixer tap, shower attachment, shower screen and electric shower over. Part tiled walls, ceramic wash basin with chrome mixer tap with vanity cupboard and tiled splashback, low flush w.c., chrome ladder style radiator, wall mounted extractor fan, UPVC double glazed frosted window to the front, partially timber clad walls with dado rail, door to spacious storage cupboard over bulkhead.



BEDROOM ONE

10'5" x 9'10" (3.20m x 3.01m)

Built in chimney breast, which the vendors advise could be removed providing further space for furniture. Coving to the ceiling, picture rail, central heating radiator with cover, UPVC double glazed window to the front with built in wooden shutters.



BEDROOM TWO

9'4" x 10'8" (2.85m x 3.27m)

UPVC double glazed window to the rear with wooden shutters, central heating radiator with cover, coving to the ceiling, ceiling rose, feature wall with timber cladding.



BEDROOM THREE

7'5" x 8'5" (2.28m x 2.59m)

UPVC double glazed window to the rear with wooden shutters, central heating radiator, coving to the ceiling and is currently utilised as a dressing room with hanging rail and shelving.

LOFT ROOM

10'0" x 14'2" (3.06m x 4.32m)

Fully boarded, light, UPVC double glazed Velux window to the pitched sloping ceiling, exposed beams, plastered walls.

OUTSIDE

To the front of the property there is on street parking available on a first come first serve basis. A timber gate opens onto the front Indian stone paved patio area with artificial lawn and privet hedges. Recessed Perspex porch to the front entrance door. A side timber gate and Indian stone paved pathway leads to the rear garden. The rear garden has a large paved patio area perfect for outdoor entertaining, water point, outside light and opens to the lawned area with central paved pathway, palm trees and an detached garage with manual up and over door, side entrance door, base unit with laminate work surfaces, power, light and single glazed window [measuring 4.20m x 2.47m]. A further paved patio area houses a large timber summer house. The summerhouse has timber double doors, power and two single glazed windows [measuring 1.73m x 2.16m]. Timber panelled fence surrounds.



COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.