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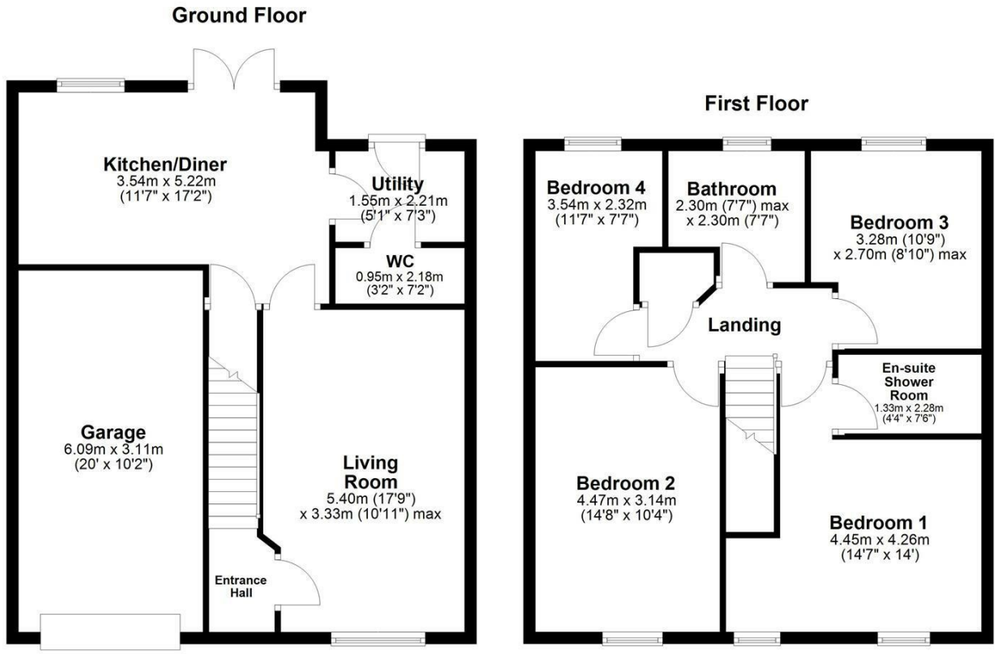


25 Lancaster Avenue, Wakefield, WF1 2ZG

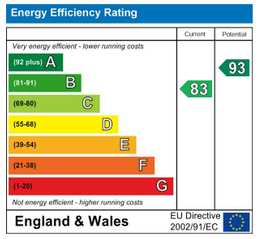
For Sale Freehold £375,000

Set within a sought after modern development is this four bedroom detached family home, occupying a generous corner plot with a larger than average rear garden and ample off road parking. Offering well proportioned accommodation throughout, this property presents an excellent opportunity for family buyers and must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the living room. The living room leads through to a spacious kitchen diner, which benefits from access to the rear garden, understairs storage and a separate utility room. The utility provides further access to a downstairs w.c. and external door to the garden. To the first floor, the landing provides access to the loft, a storage cupboard, four bedrooms and the house bathroom. Bedroom one benefits from en suite shower facilities. Air conditioning is installed in bedrooms one and three, which are fully integrated and are operated remotely using a smart phone and Bluetooth app. Externally, the front of the property features a tarmac driveway providing off road parking for several vehicles, leading to the entrance door. The rear garden is mainly laid to lawn and wraps around to the side, incorporating a paved patio seating area ideal for outdoor dining and entertaining. The garden is fully enclosed, making it suitable for children and pets.

The property is conveniently located close to local amenities, including Snowhill Retail Park and a range of well regarded schools. Wakefield city centre is only a short distance away, offering an extensive range of shops, restaurants and leisure facilities, along with a bus station and two train stations providing links to Leeds, Manchester and London. The M1 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will reveal all that this modern family home has to offer. Early viewing is highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
Front entrance door with frosted double glazed panel, central heating radiator, staircase leading to the first floor and door leading through to the living room.

LIVING ROOM
17'8" x 10'11" (5.40m x 3.33m)
UPVC double glazed window to the front elevation, two central heating radiators and door leading into the kitchen diner.

KITCHEN DINER
17'1" x 11'7" (5.22m x 3.54m)
Fitted with a range of modern wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap, four ring induction hob with partial glass splashback and extractor hood, integrated double oven, integrated fridge freezer and integrated dishwasher. Spotlights to the ceiling, two central heating radiators, under stairs storage cupboard, UPVC double glazed window to the rear and UPVC double glazed French doors to the rear garden.

UTILITY ROOM
5'1" x 7'3" (1.55m x 2.21m)
Fitted with modern base units, laminate work surface, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and boiler housed within. Composite rear door with double glazed panel, central heating radiator, extractor fan and door leading to the downstairs w.c.

DOWNSTAIRS W.C.
3'1" x 7'1" (0.95m x 2.18m)
Central heating radiator, low flush w.c., pedestal wash basin with mixer tap, tiled splashback and extractor fan.

FIRST FLOOR LANDING
Loft access, extractor fan, storage cupboard, central heating radiator and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
13'11" x 14'7" (4.26m x 4.45m)
UPVC double glazed window to the front elevation, spotlights, central heating radiator, fitted wardrobes with sliding mirrored doors and access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'5" x 4'4" (2.28m x 1.33m)
Spotlights to the ceiling, extractor fan, chrome towel radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with mixer shower and glass screen, LED mirror and full tiling.

BEDROOM TWO
14'7" x 10'3" (4.47m x 3.14m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM THREE
10'9" x 8'10" (3.28m x 2.70m)
UPVC double glazed window to the rear elevation, spotlights and central heating radiator.

BEDROOM FOUR
11'7" x 7'7" (3.54m x 2.32m)
UPVC double glazed window to the rear elevation and central heating radiator.

HOUSE BATHROOM/W.C.
7'6" x 7'6" (2.30m x 2.30m)
Frosted UPVC double glazed window to the rear elevation, spotlights, extractor fan, chrome towel radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower attachment, glass shower screen, tiled surround and LED mirror.

OUTSIDE
There is a low maintenance front garden with tarmac driveway providing parking for three vehicles and access to the integral garage with up and over door, power and lighting. There is a generous rear garden on a corner plot with expansive lawn, slate borders, mature shrubs and paved patio area, fully enclosed by timber fencing.

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

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.