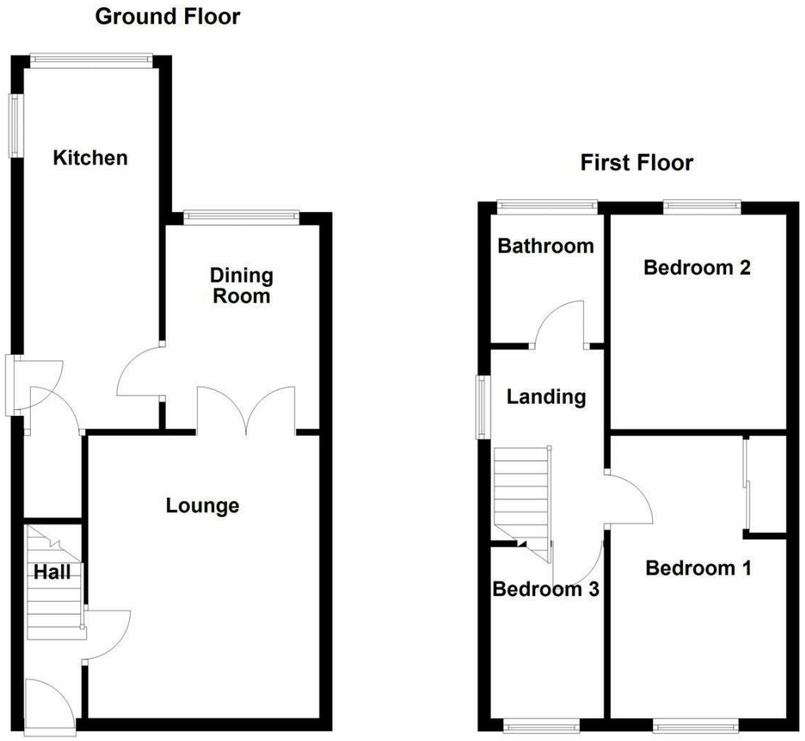
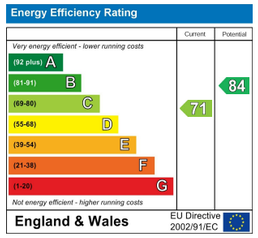




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Eastwood Avenue, Wakefield, WF2 0HE

For Sale Freehold £200,000

Occupying a generous corner plot, this well presented three bedroom end townhouse property benefits from gardens to the front, side, and rear.

The accommodation comprises an entrance hall, a spacious lounge, a separate dining room, and an extended kitchen to the ground floor. To the first floor, a landing provides access to three well proportioned bedrooms and a family bathroom. Externally, the property enjoys low maintenance gardens with lawned and patio areas, along with ample space for several storage sheds. There is a separate plot included with the property offering space for the construction of a garage. Further details are available upon request.

Ideally located close to a wide range of local shops and amenities, the property is also well positioned for Wakefield city centre and offers excellent access to the motorway network for commuters travelling further afield. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door into the main hallway, central heating radiator and a staircase rising to the first floor landing. A door provides access into the lounge.

LOUNGE
14'6" x 11'10" (4.43m x 3.62m)
UPVC double glazed window to the front, central heating radiator, and an open fireplace. Double doors lead through into the dining room.

DINING ROOM
10'5" x 7'10" (3.19m x 2.41m)
UPVC double glazed window to the rear and a central heating radiator, door into the kitchen.

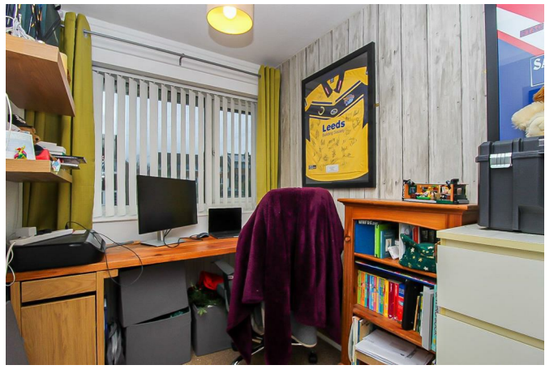
KITCHEN
18'5" x 7'1" (5.63m x 2.16m)
Fitted with a door to the side of the property and a central heating radiator, UPVC double glazed windows to the rear and side elevations and an understairs storage cupboard. A range of wall and base units providing ample storage, complemented by black laminate worktops and a stainless steel 1½ bowl sink unit. Integrated electric oven, with space for a fridge freezer, washing machine, and dishwasher.

FIRST FLOOR LANDING
UPVC double glazed window to the side and access to three bedrooms and the house bathroom, along with additional built in storage.

BEDROOM ONE
14'2" x 9'0" (4.32m x 2.76m)
UPVC double glazed window to the front, central heating radiator, and built in storage cupboard to one side with sliding mirrored doors.

BEDROOM TWO
7'8" x 9'1" (2.35m x 2.77m)
UPVC double glazed window to the rear, central heating radiator, and laminate flooring.

BEDROOM THREE
8'9" x 5'11" (2.69m x 1.81m)
UPVC double glazed window to the front and central heating radiator.



BATHROOM
6'6" x 5'10" (1.99m x 1.79m)
Frosted UPVC double glazed window to the rear, central heating towel rail, spotlights to the ceiling, fully tiled around the bath and shower area, and partially tiled walls. Fitted with a three piece suite comprising a panelled bath with wall mounted shower over, vanity wash hand basin with mixer tap, and WC.

OUTSIDE
Externally, the property sits on a corner plot with gated access to the front, featuring a low maintenance pebbled area with bushes and shrubbery borders. To the side is a lawned area with surrounding shrub borders, leading down to the rear garden. The rear garden is low maintenance and offers space for a storage shed, a corner seating area, and gated rear access. On street parking is available to both the front and rear of the property. There is a separate plot included with the property offering space for the construction of a garage. Further details are available upon request.

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.