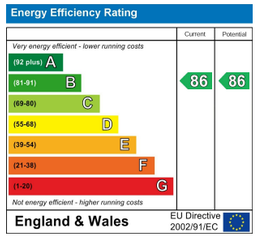


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



8 Harebell Avenue, Wakefield, WF2 0AQ

For Sale Freehold Offers In The Region Of £245,000

This particularly well presented two bedroom semi detached home is situated within a popular residential area, conveniently positioned close to local amenities and within easy reach of Wakefield city centre. Updated by the current owners to an excellent standard, the property benefits from brand new windows and doors throughout, together with a CCTV home security system that can be conveniently accessed and monitored via a mobile phone. The property offers stylish, ready to move into accommodation ideally suited to first time buyers, young families and those looking to downsize.

The accommodation is arranged over two floors and briefly comprises an entrance porch, a cosy and inviting living room with new log burner fire and a modern breakfast kitchen with space for dining. To the first floor are two well proportioned double bedrooms with newly fitted, full height wardrobes and a stylish contemporary shower room. Externally, the property benefits from attractive gardens to both the front and rear, together with ample off road parking and a detached brick built garage. The enclosed rear garden has been designed with ease of maintenance in mind and is further enhanced by a generous timber built summer house, providing an excellent additional space for relaxing, entertaining or potential home working.

An early viewing is highly recommended to fully appreciate the presentation, accommodation and additional features this lovely home has to offer.



ACCOMMODATION

ENTRANCE PORCH
Composite glazed entrance door leading into the entrance porch, with UPVC double glazed window to the side and internal door providing access to the lounge.

LOUNGE
16'6" x 11'5" (5.05m x 3.50m)
Front facing UPVC double glazed window, two double central heating radiators, carpeted flooring and coving to the ceiling. Newly fitted log burner set on a tiled hearth with timber mantle, together with a useful understairs storage cupboard. Access through to the modern fitted kitchen.



KITCHEN
10'7" x 11'6" (3.24m x 3.52m)
Fitted with a range of green gloss wall and base units with complementary wood effect work surfaces over, oven incorporating a four ring gas hob with glass splashback and stainless steel extractor hood above. Circular inset stainless steel sink with chrome mixer tap, integrated appliances include fridge freezer, slimline dishwasher and an automatic washing machine. Spotlights to the ceiling, wood effect flooring, breakfast bar, triple central heating radiator, rear facing UPVC double glazed window and new UPVC double glazed French doors leading out to the rear garden. Carpeted stairs provide access to the first floor.



FIRST FLOOR LANDING
Doors providing access to two bedrooms and the shower room.

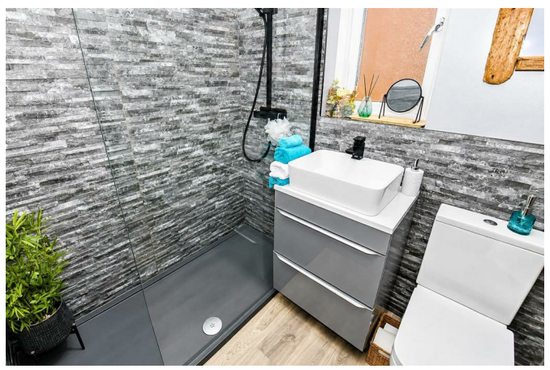
BEDROOM ONE
11'1" x 9'7" (3.38m x 2.93m)
Rear facing UPVC double glazed window, newly fitted, full height fitted wardrobes and useful storage cupboard positioned over the stair bulkhead. Loft access to the insulated and boarded loft.



BEDROOM TWO
9'6" x 9'4" (2.92m x 2.86m)
Front facing UPVC double glazed window, newly fitted, full height fitted wardrobes, central heating radiator and carpeted flooring.



SHOWER ROOM/W.C.
5'7" x 6'5" (1.71m x 1.97m)
Fitted with a stylish suite comprising walk-in shower, vanity unit with wash hand basin and mixer tap and low flush W.C. Part tiled walls, wood effect vinyl flooring, heated towel radiator, extractor fan and frosted UPVC double glazed window to the side elevation.



OUTSIDE
To the front of the property is a tarmac driveway leading to the detached garage, with steps providing access to the property. There is also a mature low maintenance front garden, predominantly gravelled with a range of established trees and shrubs. To the rear is an enclosed and low maintenance garden incorporating an Indian stone paved patio seating area and gravelled section leading to a further paved patio. A substantial timber built summer house provides versatile additional space and could be utilised for a variety of purposes.





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

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.