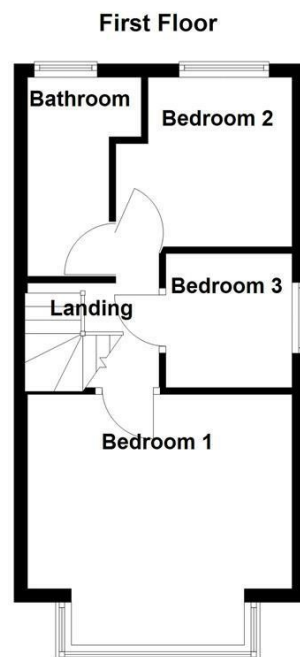
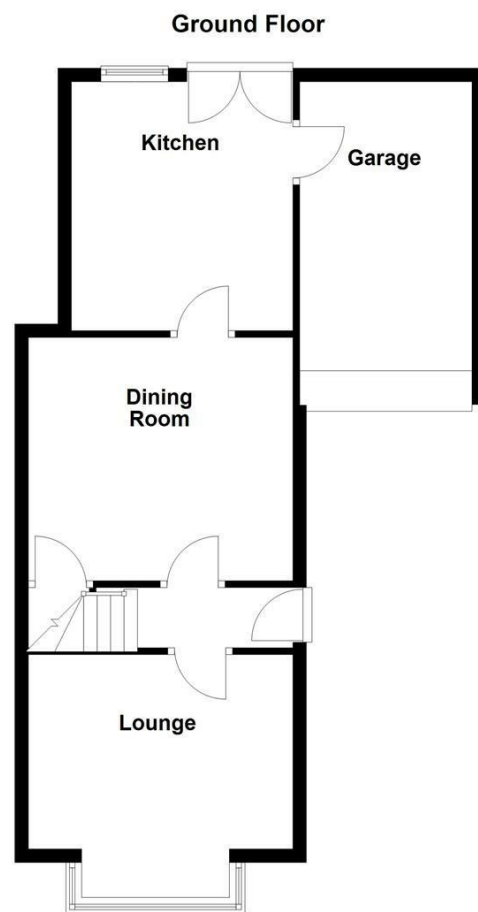


IMPORTANT NOTE TO PURCHASERS

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



13 Frederick Avenue, Wakefield, WF1 5BZ

For Sale Freehold £180,000

Situated in a pleasant cul de sac location is this well presented three bedroom semi detached home, benefitting from driveway parking, an integral garage and enclosed rear gardens.

The accommodation briefly comprises an entrance hall, lounge, separate dining room and fitted kitchen, with internal access to the integral garage. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property offers driveway parking to the front and side, along with enclosed rear gardens incorporating lawned areas and a flagged patio seating space.

The home is ideally located for local shops and amenities, including nearby supermarkets, and is only a short drive from Wakefield city centre. It is also well positioned for those commuting further afield.

Ready to move into, this property would make an excellent family home. Viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

A side entrance door leads into the main hallway with staircase rising to the first floor and doors providing access to the lounge and dining room.

LOUNGE

13'0" x 11'2" (max) [3.98m x 3.42m (max)]

UPVC double glazed bay window to the front elevation, feature open fireplace with log burning stove, wood effect flooring and central heating radiator.



DINING ROOM

12'10" x 11'8" [3.92m x 3.58m]

UPVC double glazed window to the side elevation, central

heating radiator and built in under stairs storage cupboard, with access through to the kitchen.



KITCHEN

12'1" x 10'10" [3.70m x 3.31m]

Modern fitted kitchen with a range of wall and base units, laminate worktops, stainless steel sink and drainer, integrated gas hob, integrated oven with cooker hood, space for American style fridge freezer, space for dishwasher, central heating radiator and door leading to the integral garage. UPVC double glazed windows to the rear elevation and French doors leading out to the garden.

INTEGRAL GARAGE

14'11" x 8'5" [4.57m x 2.59m]

Up and over door to the front elevation, currently used for storage and offering plumbing for washing machine and dryer.

FIRST FLOOR LANDING

Provides access to three bedrooms and the family bathroom.

BEDROOM ONE

9'7" x 8'0" [2.93m x 2.45m]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



BEDROOM TWO

8'7" x 8'2" [2.62m x 2.50m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

6'6" x 6'1" m [1.99m x 1.87 m]

UPVC double glazed window to the side and radiator.

BATHROOM/W.C.

9'8" x 5'6" [2.96m x 1.68m]

Frosted UPVC double glazed window to the rear elevation, modern three piece suite comprising panelled bath with wall mounted shower and glass screen, wash

hand basin with mixer tap, low flush w.c. and grey ladder style radiator, with fully tiled walls.



OUTSIDE

Side gated access leads to driveway parking providing space for two vehicles leading to the single garage. Externally to the rear is a flagged patio seating area with lawned garden and timber fencing surround, along with rear storage units.



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.