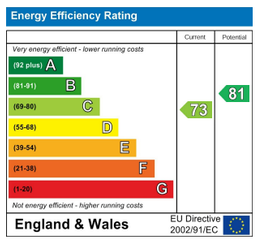
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

34 First Avenue, Wakefield, WF1 2HS

For Sale Freehold £329,950

This substantial and superbly appointed three bedroom semi detached home offers versatile living accommodation arranged over four floors. Having been extensively renovated by the current owner, the property benefits from brand new heating, glazing, kitchen, bathrooms, décor, flooring, and carpets throughout, creating a stylish and move-in-ready family home.

The accommodation briefly comprises an entrance hall, spacious living room, and a superb open plan breakfast kitchen dining room, together with a downstairs WC. Stairs from the kitchen lead down to a further versatile room, ideal for a variety of uses such as a home office, gym, playroom, or additional sitting room. To the first floor are two well proportioned bedrooms and a stunning contemporary house bathroom. A further staircase rises to the second floor, where the impressive principal bedroom is located, complete with a brand new en suite shower room. Externally, to the front of the property is a low maintenance stone garden, while a driveway to the side provides off street parking. To the rear is a generous newly turfed lawned garden incorporating a feature timber decked patio area, perfect for outdoor dining and entertaining.

The property is ideally situated close to a range of local amenities, including shops, well-regarded schools, regular bus routes, and excellent transport links, with convenient access to the motorway network and nearby train stations.

Offered for sale with no onward chain, this fantastic home would be ideal for a growing family and truly deserves an internal viewing to fully appreciate the quality and space on offer.

ACCOMMODATION

ENTRANCE HALL
A composite entrance door leads into the entrance hall, featuring a fully tiled floor, radiator, feature archway, door to the living room, and access into the open plan kitchen diner.

DOWNSTAIRS W.C.
6'11" x 2'9" (2.13m x 0.85m)
Comprising low flush WC, wash basin set within vanity cupboard, part tiled walls, tiled flooring, contemporary heated towel radiator, inset spotlights, and double glazed frosted window to the rear.

LIVING ROOM
13'3" x 12'4" (4.05m x 3.76m)
Featuring coving to the ceiling, picture rail, radiator, double glazed bay window to the front aspect, feature fireplace with tiled hearth, and a brand new fitted carpet. The property also benefits from newly fitted heating, carpets, and flooring throughout.

OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM
22'3" x 15'7" (max) x 9'7" (min) (6.79m x 4.76m (max) x 2.94m (min))
A stunning contemporary extended space fitted with modern gloss wall and base units with matching wood effect work surfaces, inset sink and drainer with mixer tap, under unit lighting, four ring touch control hob, integrated oven and grill, integrated fridge freezer, integrated dishwasher, and automatic washing machine. The room also benefits from tiled flooring throughout, contemporary radiators (including a vertical feature radiator), two double glazed UPVC windows to the side elevation, recessed LED spotlights, soft-close units and drawers, breakfast island bar with additional storage, pop up USB power points, extractor hood, and feature aluminium framed double glazed bi-fold doors opening onto the rear decking area.

LOWER GROUND FLOOR MULTI-PURPOSE ROOM
Accessed via steps leading down from the kitchen diner. At the foot of the stairs is a small tiled area with space for a fridge freezer.

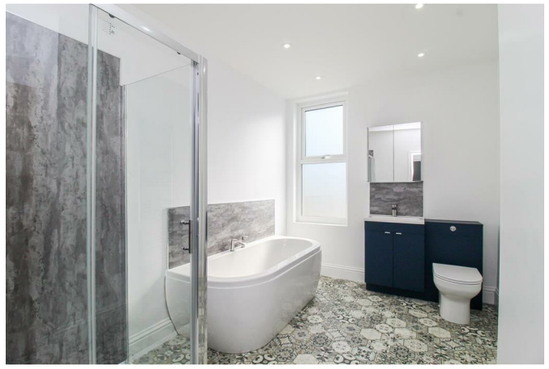
MULTI-PURPOSE ROOM
12'1" x 13'1" (3.69m x 3.99m)
A fully tanked versatile room suitable for a home office, gym, cinema room, or sitting room. Features include radiator, double glazed frosted window to the front, multiple power sockets, and recessed LED spotlights.

FIRST FLOOR LANDING
The landing provides access to two bedrooms, the house bathroom, staircase rising to the second floor, and understairs storage. There is also a radiator.

BEDROOM TWO
13'3" x 15'8" (max) x 9'8" (min) (4.04m x 4.79m (max) x 2.95m (min))
A spacious double bedroom with radiator, double glazed window to the front elevation, and brand new fitted carpet.

BEDROOM THREE
14'2" x 7'2" (4.33m x 2.19m)
With radiator, double glazed window to the rear elevation, and door to a walk in wardrobe housing the combination boiler.

BATHROOM
11'1" x 8'0" (3.39m x 2.46m)
A stunning contemporary four piece suite comprising concealed WC, wash basin set within vanity unit with splashback, shower cubicle with mixer shower and separate attachment, contemporary bath with mixer taps, heated chrome towel radiator, double glazed frosted window to the rear elevation, inset spotlights, and contemporary tiled-effect flooring.



SECOND FLOOR LANDING
With double glazed skylight window to the front elevation and inset spotlights.

BEDROOM ONE
15'3" x 10'10" (max) x 8'10" (min) (4.66m x 3.32m (max) x 2.71m (min))
With double radiator, two double glazed skylight windows (one to the front and one to the rear), access to eaves storage, inset spotlights, sloping ceilings, and folding door leading into the en suite shower room.

EN SUITE SHOWER ROOM
6'4" x 5'0" (1.95m x 1.53m)
A contemporary suite comprising concealed WC, wash basin within vanity unit, shower cubicle with mixer shower, heated chrome towel radiator, tiled effect flooring, and double glazed frosted skylight window to the rear elevation.

OUTSIDE
To the front of the property is a low maintenance slate garden with a pathway leading to the front door. A driveway to the side provides off street parking and leads to the rear garden. To the rear is a generous newly turfed lawned garden incorporating a feature timber decked patio area, perfect for outdoor dining and entertaining.

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

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.