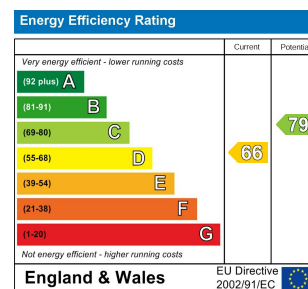
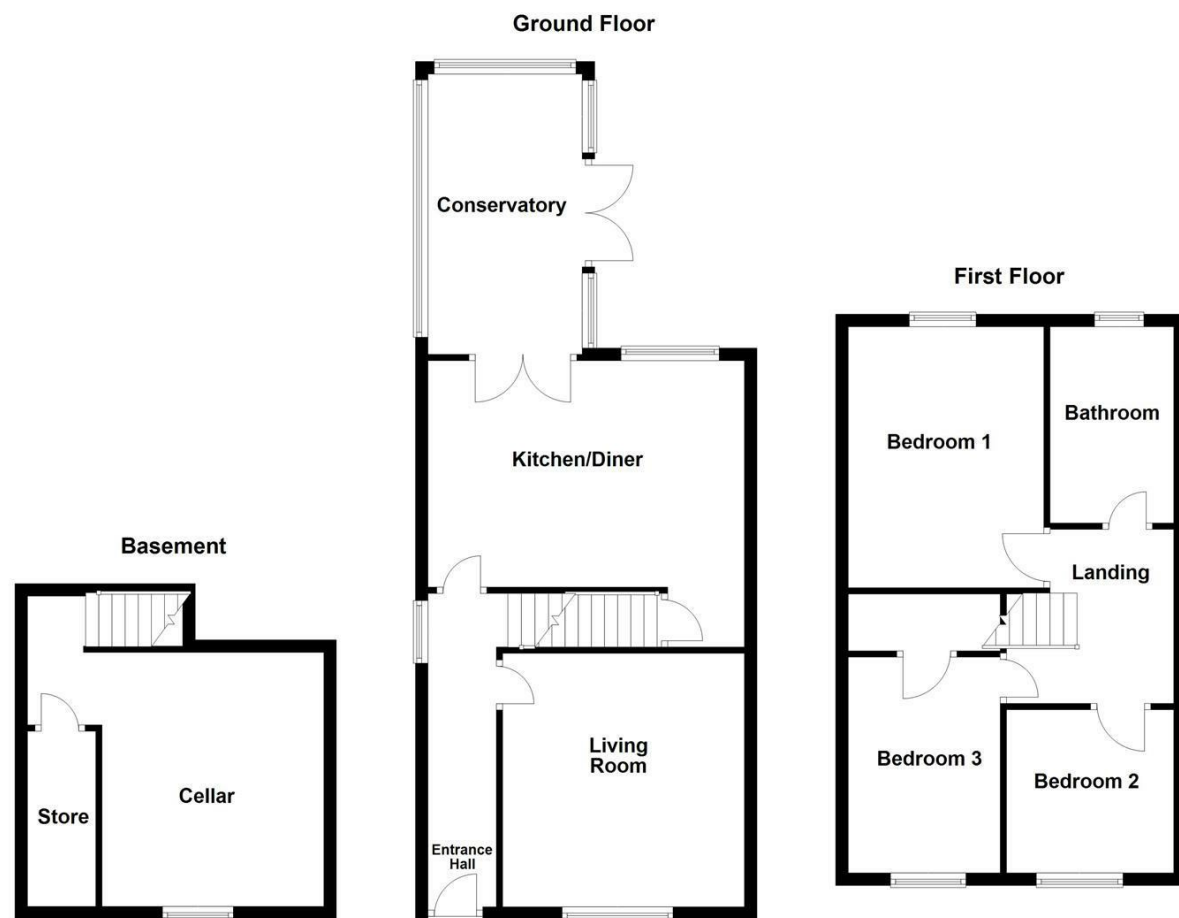




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**IMPORTANT NOTE TO PURCHASERS**

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\*

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 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.



**42 First Avenue, Wakefield, WF1 2HS**

**For Sale Freehold £250,000**

A superbly appointed and spacious three bedroom semi detached home, offering well presented accommodation throughout and benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hallway, living room, kitchen diner, cellar and conservatory to the ground floor. To the first floor, there are three well proportioned bedrooms and a modern house bathroom. Externally, the property enjoys a garden to the front, while to the rear there is a good sized, low maintenance garden incorporating artificial lawn and paved patio areas.

Well placed for local amenities including shops and schools, with regular bus routes nearby and convenient access to the motorway network, the property is ideally suited to a growing family.

An internal viewing is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door leads into the entrance hall with solid wood flooring, radiator, dado rail, coving to the ceiling, feature archway and double glazed frosted window to the side. Doors provide access to the living room and kitchen diner, with stairs leading to the first floor.



### LIVING ROOM

12'0" x 12'10" [3.66m x 3.93m]

Gas fire with granite back and hearth and wooden surround, coving to the ceiling, radiator and double glazed UPVC window to the front elevation.



### KITCHEN/DINER

16'6" x 14'0" [5.04m x 4.27m]

Fitted with a range of wall and base units with work surfaces over incorporating a 1.5 bowl sink and drainer with mixer tap, plumbing for automatic washing machine, space for cooker, integrated dishwasher, integrated fridge and freezer, tiled splashbacks, laminate flooring, radiator, coved ceiling with recessed spotlights, double glazed UPVC window to the rear and double glazed UPVC French doors leading out. Door leading down to the cellar.

### CONSERVATORY

14'6" x 7'4" [4.42m x 2.25m]

Double glazed UPVC windows to the rear and both sides, French doors to the rear garden, laminate flooring and two radiators.



### FIRST FLOOR LANDING

Radiator, dado rail and coving to the ceiling, providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

14'1" x 10'0" [4.31m x 3.05m]

Radiator, double glazed UPVC window to the rear elevation, coved ceiling, dado rail and fitted wardrobes to one wall.



### BEDROOM TWO

9'0" x 8'11" [2.76m x 2.73m]

Radiator, double glazed UPVC window to the front elevation, coved ceiling, dado rail, fitted wardrobes and feature ornate fireplace surround.



### BEDROOM THREE

12'0" x 6'2" [3.66m x 1.89m]

Radiator, double glazed UPVC window to the front elevation, coved ceiling, dado rail and door to storage cupboard with loft access.

### BATHROOM/W.C.

10'9" x 4'10" [3.28m x 1.48m]

Pedestal wash basin, shower cubicle with mixer shower, low flush w.c., heated towel radiator, tiled effect flooring, fully tiled walls, recessed spotlights, double glazed frosted UPVC window to the rear and panelled bath.



### OUTSIDE

To the front is a low maintenance pebbled garden with pathway to the entrance door. There is shared patterned concrete access to the side leading to the rear garden and on street parking available. Externally to the rear is an attractive low maintenance garden incorporating artificial lawn and flagged patio areas.



### 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.