Richard Kendall Estate Agent

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# 61 Barnes Avenue, Wakefield, WF1 2BJ

## For Sale Freehold £210,000

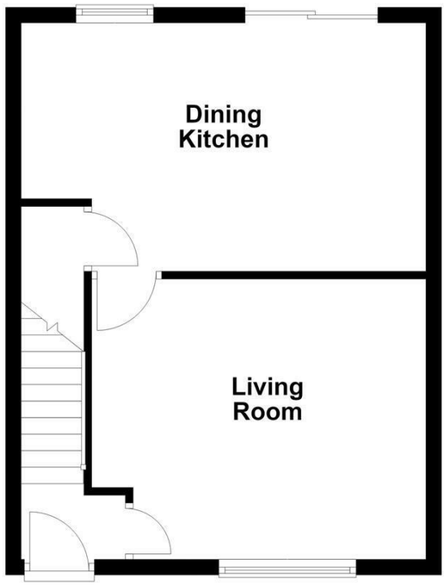
A lovely three bedroom traditional townhouse, offering well proportioned accommodation together with off street parking and a much larger than average south facing rear garden. Ideally suited to a range of buyers, this attractive property provides comfortable family living in a popular and convenient residential location.

Benefitting from gas fired central heating and sealed unit double glazed windows, the property is entered via a welcoming entrance hall which leads through into a good sized living room featuring an attractive fireplace. Spanning the rear of the property is a spacious dining kitchen, fitted with a range of units to the kitchen area and benefitting from sliding patio doors opening directly onto the rear garden, creating a pleasant connection between the internal and external living spaces. To the first floor are three well proportioned bedrooms, all served by a house bathroom fitted with a three piece suite. Externally, to the front is an off street parking space, together with steps leading down to a pathway providing access to the front entrance. The much larger than average south facing rear garden is a particular feature of the property and incorporates a block paved patio area, ideal for outdoor dining and entertaining, leading onto a generous lawn. Towards the bottom of the garden is a further paved seating area together with two useful timber storage sheds.

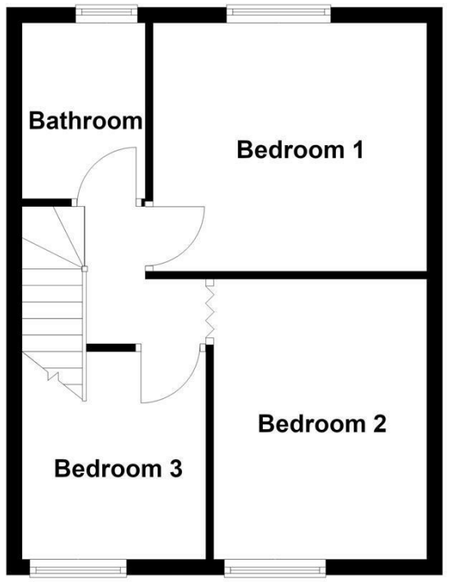
The property is situated within this popular residential area, conveniently placed for a good range of local shops, well regarded schools and recreational facilities. A broader selection of amenities can be found in nearby Wakefield city centre, which also benefits from mainline railway connections and convenient access to the national motorway network.

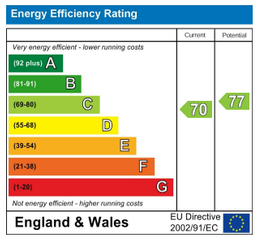
Only a full internal inspection will truly reveal everything this appealing family home has to offer. An early viewing is highly recommended.

### Ground Floor




### First Floor




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.



## ACCOMMODATION

### ENTRANCE HALL
UPVC front entrance door leading into the entrance hall. Central heating radiator and staircase providing access to the first floor.

### LIVING ROOM
14'1" x 11'9" (4.30m x 3.60m)
Window overlooking the front elevation, central heating radiator and feature fireplace with wooden surround, marbled insert and hearth, housing an electric fire.



### DINING KITCHEN
17'4" x 10'5" (5.30m x 3.20m)
Window and French doors opening onto the rear garden and taking full advantage of the southerly outlook. The kitchen area is fitted with a range of white fronted wall and base units with contrasting dark laminate work surfaces over and tiled splashbacks. Inset acrylic sink unit, space for a freestanding gas cooker, space for a tall fridge freezer and space and plumbing for a washing machine. Adjoining dining area with central heating radiator and useful understairs storage cupboard.



### FIRST FLOOR LANDING
Loft access and doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE
11'5" x 10'5" (3.50m x 3.20m)
Window overlooking the rear garden, central heating radiator and built-in cupbboard housing the combination gas fired central heating boiler.



### BEDROOM TWO
11'9" x 9'2" (3.60m x 2.80m)
Window overlooking the front elevation and central heating radiator.



### BEDROOM THREE
8'10" x 7'10" (2.70m x 2.40m)
Window overlooking the front elevation and central heating radiator.



### BATHROOM
7'6" x 5'2" (2.30m x 1.60m)
Frosted window overlooking the rear elevation, tiled walls and fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low flush W.C. Central heating radiator.



### OUTSIDE
To the front of the property is a dropped kerb providing access to an off street parking space, together with steps leading down to a pathway providing access to the front entrance. To the rear is a particularly generous south facing garden, with a paved patio seating area immediately adjoining the property. Steps lead up to a large lawned garden with a central pathway continuing towards a further paved patio seating area. Two useful timber storage sheds are positioned towards the rear of the garden.



### 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.