



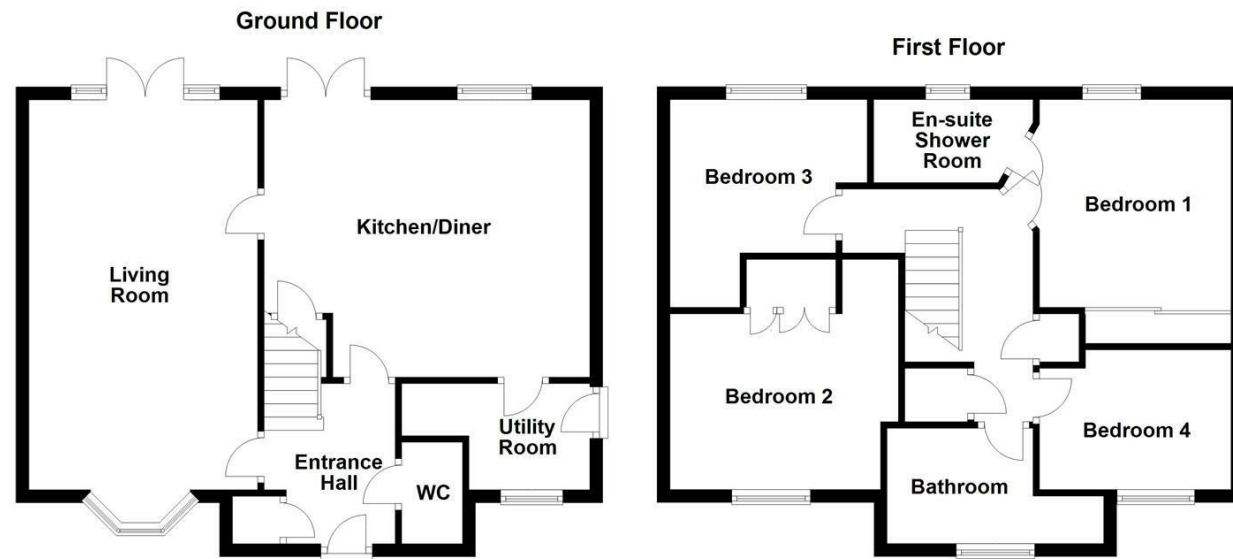
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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9 Frazier Avenue, Wakefield, WF2 9BJ

For Sale Freehold £385,000

Nestled in a cul-de-sac location on this sought after modern development is this superbly presented four bedroom detached family home benefitting from ample off road parking with garage and a generous enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., modern fitted kitchen/diner, living room and utility room. The first floor landing leads to four well proportioned bedrooms (main with en suite shower room) and a beautifully presented four piece house bathroom. Outside to the front is a lawned garden and off road parking for several vehicles. There is further off road parking to the rear with a single detached garage and an enclosed expansive lawned garden, predominantly laid to lawn with patio area, perfect for al fresco dining.

The property is ideally situated for links to the M1 motorway network as well as being conveniently situated for easy access to both Wakefield and Ossett centres.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, storage cupboard, central heating radiator, doors to the living room, kitchen/diner and w.c.

W.C.

5'2" x 3'1" [max x 2'0" [min]] [1.58m x 0.95m [max x 0.63m [min]]]
Central heating radiator, extractor fan, low flush w.c. and pedestal wash basin with mixer tap.

KITCHEN/DINER

14'4" x 16'7" [max] x 13'1" [min] [4.37m x 5.07m [max] x 4.01m [min]]
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor hood. Integrated dishwasher, integrated fridge/freezer, door through to the utility, understairs storage cupboard, UPVC double glazed window and a set of French doors to the rear, central heating radiator,



LIVING ROOM

21'2" x 11'6" [max] x 2'9" [min] [6.46m x 3.53m [max] x 0.85m [min]]
A set of UPVC double glazed French doors to the rear, two central heating radiators and UPVC double glazed bay window to the front.



UTILITY

4'11" x 9'4" [max] x 5'11" [min] [1.52m x 2.87m [max] x 1.81m [min]]
Range of base units with laminate work surface over and space and plumbing for a washing machine. UPVC double glazed window to the front, composite side door and extractor fan.

FIRST FLOOR LANDING

Loft access, central heating radiator, doors to four bedrooms, house bathroom and two storage cupboards.

BEDROOM ONE

10'8" x 11'11" [max] x 6'11" [min] [3.27m x 3.65m [max] x 2.13m [min]]
Door to the en suite shower room, UPVC double glazed window to the rear, set of fitted wardrobes and central heating radiator.



EN SUITE SHOWER ROOM/W.C.

4'1" x 8'3" [max] x 4'7" [min] [1.25m x 2.52m [max] x 1.42m [min]]
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment and shower screen. UPVC double glazed frosted window to the rear, extractor fan, chrome ladder style radiator, spotlights and shaver socket point.

BEDROOM TWO

11'10" x 10'5" [max] x 6'10" [min] [3.62m x 3.18m [max] x 2.1m [min]]
Fitted wardrobes, central heating radiator and UPVC double glazed window to the front.



BEDROOM THREE

10'2" x 10'7" [max] x 4'7" [min] [3.1m x 3.25m [max] x 1.42m [min]]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

9'10" x 7'1" [max] x 6'5" [min] [3.02m x 2.16m [max] x 1.96m [min]]
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

6'1" x 10'4" [max] x 7'4" [min] [1.86m x 3.17m [max] x 2.26m [min]]
Four piece suite comprising low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with shower attachment and shower screen. UPVC double glazed frosted window to the front, chrome ladder style radiator, spotlights, extractor fan,



OUTSIDE

To the front of the property there is a lawned garden and driveway leading to off road parking for several vehicles (accessed through a shared driveway). To the rear, a set of double timber gates lead to further off road parking with single detached garage. The rear garden is of a generous size, laid to lawn with mature shrubs incorporating a raised decked and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging, timber fencing and walls.



COUNCIL TAX BAND

The council tax band for this property is E.

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.