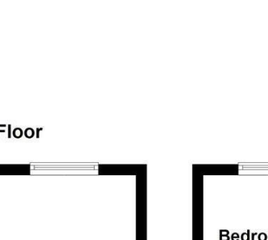
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

19 Lancaster Avenue, Wakefield, WF1 2ZG

For Sale Freehold £375,000

A fantastic opportunity to acquire this spacious five bedroom semi detached family home arranged over three levels, featuring five bedrooms, of which four are doubles (two with en suites and fitted wardrobes), a modern open plan kitchen/dining room with integrated appliances, a tarmac driveway and a garage, along with an enclosed landscaped rear garden, ideal for family living and outdoor entertaining.

The accommodation briefly comprises a welcoming entrance hall, downstairs w.c., built-in cloakroom cupboard and bedroom five, along with access to the spacious kitchen/dining room with French doors opening out to the landscaped rear garden. A separate utility room completes the ground floor. To the first floor, a staircase leads to the landing, giving access to the principal bedroom, which includes fitted wardrobes and an en suite shower room. The impressive L-shaped living room, enjoying dual aspect windows to the front elevation, completes the first floor accommodation. A further staircase leads to the second floor, where there are three additional bedrooms, including bedroom two, which benefits from fitted wardrobes and its own en suite shower room. A modern three piece house bathroom serves the remaining rooms, and a generously sized boarded loft for storage.

Externally, the property features a low-maintenance pebbled front garden with manicured shrubs and a central paved pathway leading to the recessed front entrance porch. To the side, the tarmac driveway provides off road parking and leads to the single garage with manual up and over door, power, and lighting. A timber gate provides access to the fully enclosed rear garden, boasting a large patio area ideal for alfresco dining and a well maintained lawn bordered enclosed by timber fencing.

The property is situated within a modern and highly regarded development, ideally positioned for access to a variety of local amenities and well regarded schools. Bus services operate to and from Wakefield city centre, and the motorway network is also easily reached.

Only a full internal inspection will reveal the space, quality, and superb setting of this impressive home, and an early viewing is strongly recommended.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door, a central heating radiator, inset spotlights, a storage cupboard, porcelain tiled flooring, staircase with handrail rising to the first floor landing, and doors to the cloakroom cupboard, downstairs w.c, kitchen diner and bedroom five.

W.C.
5'9" x 3'1" (1.77m x 0.94m)
A pedestal wash basin with mixer tap, tiled splashback, fully porcelain tiled floor, low flush w.c., central heating radiator, inset ceiling spotlights and extractor fan.

KITCHEN/DINER
15'6" (min) x 16'5" (max) x 16'11" (4.73m (min) x 5.01m (max) x 5.17m)
UPVC double glazed French doors leading out to the rear garden. A range of high gloss wall and base units, laminate work surfaces, fully porcelain tiled flooring, space for a full size fridge-freezer, integrated oven and grill, four ring Neff induction hob, extractor hood, plumbing and space for a full sized dishwasher, sink with mixer tap, glass splashback, LED strip lighting under the wall units, a central heating radiator and access to the utility room. A kick heater, pantry drawers and a wall mounted extractor.

UTILITY ROOM
4'11" x 9'4" (1.50m x 2.85m)
Fitted with high gloss base units, laminate work surfaces, stainless steel sink and drainer, laminate upstand, glass splashback, porcelain tiled flooring, plumbing for a washing machine and a central heating radiator. Wall mounted extractor fan included.

BEDROOM FIVE
9'4" x 14'3" (2.86m x 4.36m)
A UPVC double glazed window overlooking the front aspect and a central heating radiator. This room is currently used as an office.

FIRST FLOOR LANDING
Inset spotlights to the ceiling and provides access to the living room and bedroom one. A staircase continues to the second floor landing.

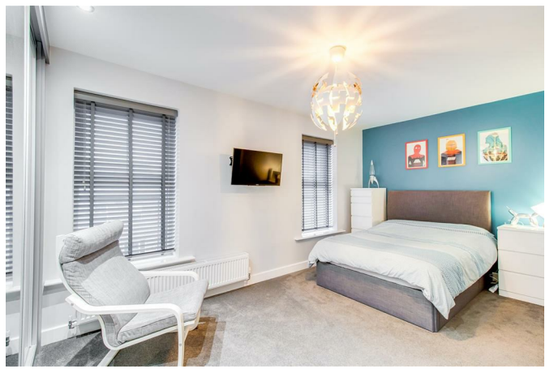
LIVING ROOM
9'7" (min) x 14'6" (max) x 16'11" (2.93m (min) x 4.42m (max) x 5.16m)
Inset ceiling spotlights, two central heating radiators and two UPVC double glazed windows overlooking the front elevation.

BEDROOM ONE
11'6" x 14'9" (3.52m x 4.50m)
Two UPVC double glazed windows to the rear elevation, two central heating radiators, a range of fitted wardrobes with mirrored sliding doors, inset ceiling spotlights and a door to the en suite.

EN SUITE SHOWER ROOM/W.C.
4'9" x 9'4" (1.47m x 2.86)
A low flush w.c., pedestal wash basin with mixer tap and tiled splashback, fully tiled floor, a large shower cubicle with glass sliding door, mixer shower with rainfall showerhead and secondary attachment, fully tiled shower enclosure, chrome heated towel rail, wall mounted vanity mirror, shaving point and extractor fan.

SECOND FLOOR LANDING
An extractor for the decentralised ventilation system, a central heating radiator and doors to three bedrooms, the house bathroom and the airing cupboard. Access into a boarded loft with shelving providing ample storage space.

BEDROOM TWO
9'6" x 14'9" (min) (2.92m x 4.50m (min))
Two UPVC double glazed windows to the front elevation, a central heating radiator, fitted mirrored sliding wardrobes, inset ceiling spotlights and a door to the en suite.



EN SUITE SHOWER ROOM/W.C.
4'6" x 9'4" (1.39m x 2.85m)
A large shower cubicle with glass sliding doors, mixer shower with rainfall head and attachment, pedestal wash basin with mixer tap and tiled splashback, low flush w.c., fully tiled floor, chrome ladder style radiator, extractor fan and wall mounted shaving point.

BATHROOM/W.C.
12'7" x 5'6" (3.86m x 1.69m)
A low flush w.c., pedestal wash basin with mixer tap, panel bath with mixer tap, glass shower screen, rainfall shower and attachment over, fully tiled walls, fully tiled floor, chrome heated towel radiator, inset ceiling spotlights, extractor fan and wall mounted vanity mirror.

BEDROOM THREE
8'8" (min) x 9'4" (max) x 11'0" (2.66m (min) x 2.86m (max) x 3.36m)
A UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BEDROOM FOUR
7'9" x 7'9" (2.37m x 2.37m)
A UPVC double glazed window to the rear elevation and central heating radiator.

OUTSIDE
To the front is a low maintenance pebbled garden with a paved pathway leading to the front door. A tarmac driveway to the side provides ample off road parking, leading to the garage with power, lighting, and manual up and over door. A timber gate leads to the enclosed rear garden. The rear garden features a large paved patio area, perfect for outdoor dining and entertaining, a lawned section with landscaped borders, and timber fencing enclosing all three sides.

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.