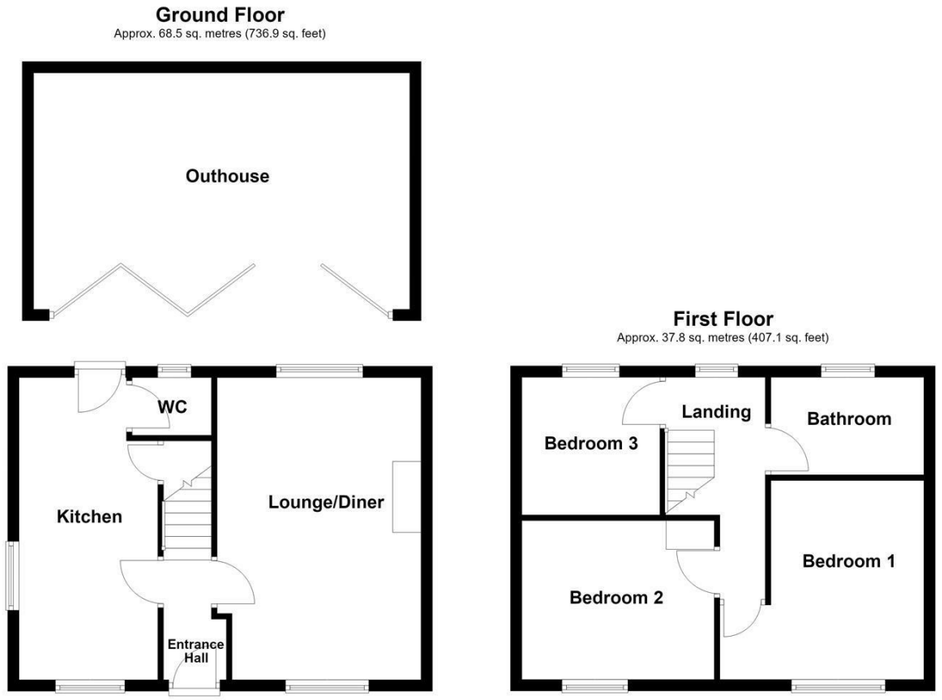


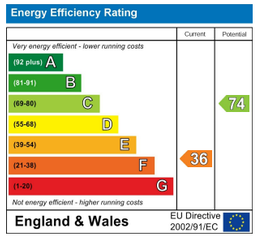
Total area: approx. 106.3 sq. metres (1144.0 sq. feet)

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



40 Greaves Avenue, Wakefield, WF2 8AY

For Sale Freehold £200,000

Situated in the Lupset area of Wakefield is this well presented three bedroom semi detached home, offering spacious and well proportioned accommodation throughout. Benefitting from three good sized bedrooms, generous reception space, off road parking and a substantial rear garden with a versatile outbuilding, this appealing property is ideally suited to a range of buyers.

The accommodation briefly comprises an entrance hall with staircase providing access to the first floor and doors leading through to the lounge diner and kitchen. The kitchen benefits from useful understairs storage, access to a downstairs W.C. and a door opening onto the rear garden. To the first floor, the landing provides loft access and doors leading to three bedrooms and the house bathroom.

Externally, to the front is a low maintenance garden incorporating artificial lawn, together with a pebbled driveway providing off road parking for two vehicles. The frontage is enclosed by timber fencing. The generous rear garden is arranged over different levels and incorporates both lawned and artificial lawned areas, together with a paved patio ideal for outdoor dining and entertaining. There is also access to a useful outbuilding with bi-folding doors, offering excellent potential for a variety of uses, including a home office, gym, hobby room or entertaining space. Beyond the outbuilding is a further lawned area, while the garden itself is fully enclosed by timber fencing, making it ideal for both children and pets.

Lupset is a convenient location for a range of buyers, including first time buyers, professional couples and small families. Local shops, schools and everyday amenities can be found nearby, with a wider range of facilities available within Wakefield city centre. Regular bus services operate close by, while Wakefield benefits from two railway stations providing connections to larger centres including Leeds, Manchester and London. The M1 motorway network is also within easy reach for those travelling further afield. Only a full internal inspection will truly reveal everything this lovely home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing and doors leading through to the kitchen and lounge diner.

KITCHEN
8'0" x 17'5" (max) x 14'1" (min) (2.45m x 5.33m (max) x 4.30m (min))
Two UPVC double glazed windows overlooking the front and side elevations, together with a composite rear entrance door with frosted glazed panel. Central heating radiator, spotlights to the ceiling, access to useful understairs storage and door providing access to the downstairs W.C. Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap. Four ring gas hob with partial tiled splashback and extractor hood above, integrated oven, space and plumbing for a washing machine and dishwasher, and space for a fridge freezer. The Glow-worm combination boiler is also housed within the kitchen.



DOWNSTAIRS W.C.
4'7" x 2'11" (1.40m x 0.90m)
Frosted UPVC double glazed window overlooking the rear elevation and low flush W.C.

LOUNGE DINER
17'6" x 11'10" (max) x 10'2" (min) (5.35m x 3.62m (max) x 3.12m (min))
Dual aspect UPVC double glazed windows overlooking the front and rear elevations, together with two central heating radiators.



FIRST FLOOR LANDING
Frosted UPVC double glazed window overlooking the rear elevation, central heating radiator and loft access. Doors provide access to three bedrooms and the house bathroom.

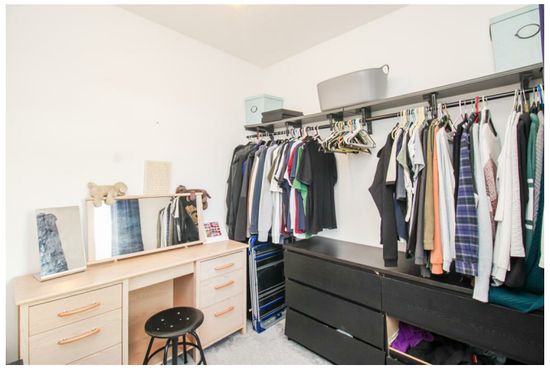
BEDROOM ONE
11'3" x 11'10" (max) x 8'10" (min) (3.45m x 3.63m (max) x 2.70m (min))
UPVC double glazed window overlooking the front elevation and central heating radiator.



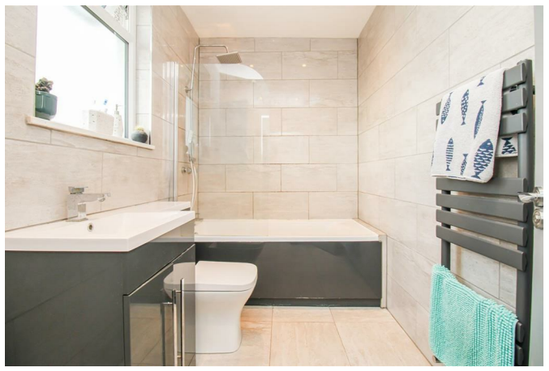
BEDROOM TWO
9'2" x 11'3" (max) x 8'0" (min) (2.80m x 3.45m (max) x 2.45m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator and slight bulkhead.



BEDROOM THREE
7'10" x 7'11" (2.40m x 2.42m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



HOUSE BATHROOM
8'10" x 5'8" (2.70m x 1.75m)
Frosted UPVC double glazed window overlooking the rear elevation, spotlights to the ceiling and anthracite ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., wash basin with mixer tap set within a vanity storage unit, and panelled bath with mixer tap, mains fed overhead shower and separate shower attachment. Glazed shower screen and fully tiled walls.



OUTBUILDING
13'8" x 21'9" (4.17m x 6.65m)
A substantial and versatile outbuilding with a set of UPVC double glazed bi-folding doors, offering excellent potential for a variety of uses including a home office, gym, hobby room or entertaining space.

OUTSIDE
To the front is a low maintenance garden incorporating artificial lawn, together with a pebbled driveway providing off road parking for two vehicles. The frontage is enclosed by timber fencing. The rear garden is arranged over different levels and incorporates lawned and artificial lawned areas, together with a paved patio providing an ideal space for outdoor dining and entertaining. Towards the rear of the garden is a versatile outbuilding/workshop with bi-folding doors. The garden is fully enclosed by timber fencing and also benefits from a mature tree.



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.