



Wakefield  
01924 291294

Pontefract  
01977 798844

Horbury  
01924 260022

Ossett  
01924 266555

Normanton  
01924 899870



## 88 Cliff Park Avenue, Wakefield, WF1 2DW

For Sale Freehold    £119,950

Available with immediate vacant possession and having no chain involved is this semi detached two bedroom true bungalow perfect for those looking to downsize.

The accommodation benefits from UPVC double glazing and gas central heating. The accommodation comprises of entrance hall, living room, two good size bedrooms, bathroom/w.c. and kitchen with rear porch off. Outside to the front there is a paved low maintenance garden with a driveway to the side providing off road parking and leading to a detached garage. To the rear there is a pleasant lawned garden, low maintenance pebbled area and patio areas.

**OPEN 7 DAYS A WEEK**

The property is located close amenities such as shops and schools, whilst daily access to Leeds and further afield can be had via Wakefield Westgate train station, which is approximately a five minute walk away. The M1 motorway is approximately a ten minute drive away making centres such as Manchester and Leeds accessible on a daily basis by car.

All in all, this is a pleasant property that does require a certain amount of modernisation and an internal inspection is strongly recommended to avoid disappointment.

**ENTRANCE HALL**

UPVC double glazed front entrance door. Central heating radiator, coving to the ceiling, doors leading to the living room, bedrooms, kitchen and bathroom/w.c.

**LIVING ROOM**

12' 5" x 12' 2" (3.79m x 3.71m)

UPVC double glazed window to the front garden, open fronted gas fire on a decorative hearth with matching interior and solid wooden mantle, central heating radiator, coving to the ceiling and two wall light points.

**BEDROOM ONE**

12' 1" x 10' 4" (3.70m x 3.17m)

Coving to the ceiling, UPVC double glazed window to the front garden, central heating radiator.

**BEDROOM TWO**

7' 10" x 9' 5" (2.41m x 2.88m)

Loft access, coving to the ceiling, UPVC double glazed with secondary glazing to the rear, central heating radiator, fitted wardrobes with bulkhead cupboards over and fitted dressing area.

**BATHROOM/W.C.**

5' 6" x 6' 4" (1.68m x 1.94m)

Three piece suite comprising panelled with electric shower over, pedestal wash basin and low flush w.c. Part tiled walls and UPVC double glazed frosted window to the rear elevation. Central heating radiator. Shaver socket point.

**KITCHEN**

A range of wall and base units with laminate work surface over, tiled splash back, stainless steel sink and drainer with mixer tap, space for a freestanding oven and grill, plumbing and drainage for an automatic washing machine, space for freestanding fridge freezer, wall mounted boiler, storage cupboard, UPVC double glazed rear entrance door into the rear porch. UPVC double glazed window to the rear, fully tiled floor, central heating radiator.

**REAR PORCH**

5' 9" x 10' 9" (1.76m x 3.29m)

Brick built base with UPVC double glazed windows to three sides, timber framed rear entrance door.

**OUTSIDE**

To the rear of the property there are paved patio areas and a lawned garden with low maintenance pebbled sections. Paved pathway. Timber panelled fence surrounds and gated entrance. To the front there is a low maintenance paved front garden with boundary wall and a driveway to the side providing off road parking and leading to the single detached garage with double doors, power and light.

**EPC RATING**

To view the full Energy Performance Certificate please call into one of our five local offices.

**LAYOUT PLAN**

This floor plan is available to view on [www.richardkendall.co.uk](http://www.richardkendall.co.uk)

**VIEWINGS**

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

**DIRECTIONS**

Leave Wakefield along Balne Lane and turn right onto Cliff Park Avenue and the property can be found on your left hand side indicated by our for sale board.

**OTHER INFORMATION**

**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.

In all our property sales brochures there is a 6" measurement tolerance. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets.

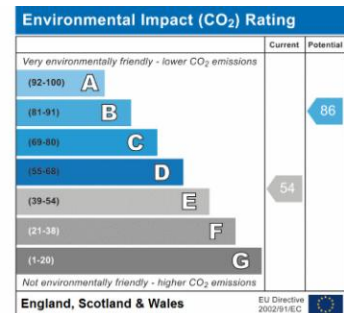
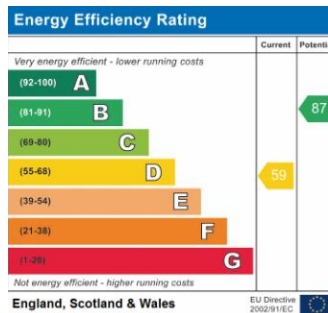
Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order.

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

**FREE VALUATION**

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you\*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

\*your home may be repossessed if you do not keep up repayments on your mortgage

**MAILING LIST**

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES