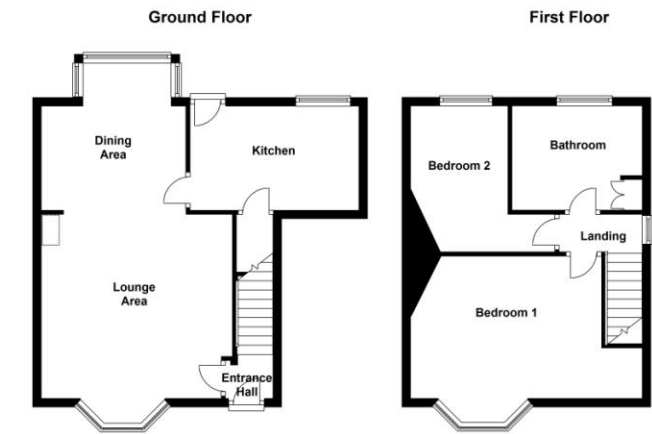


EPC RATING

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

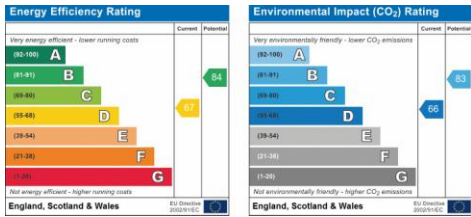
LAYOUT PLANS

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 on 01924 291294 and they will be pleased to arrange a suitable appointment.



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 House to Homes 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



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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22 Oakwood Avenue, Wakefield, WF2 9JS

For Sale Freehold £139,950

Positioned within a corner plot location with gardens to three sides is this extended two bedroom semi detached family home with the added benefit of a recently installed combination condensing boiler and double glazing throughout with no chain involved and immediate vacant possession.

Ideal for the growing family, subject to the necessary permissions, the property could be extended further maximising the corner position. The accommodation currently comprises of entrance hall, spacious lounge through diner with an extended kitchen off. To the first floor there are two well proportioned bedrooms and a three piece house bathroom/w.c. Outside, the property has gardens to three sides incorporating lawned and paved areas with a driveway providing off street parking leading to a detached single garage in addition to a store unit.

Situated within close proximity to Wakefield city centre, local amenities and schools, whilst having easy access to Junction 40 of the M1 motorway, in addition, there are also local bus routes travelling to and from the city centre.

The property truly deserves an internal and external viewing to fully appreciate all that is on offer and to avoid any disappointment.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

Front entrance door with two frosted double glazed panelled inserts leading into the entrance hall. Staircase off to the first floor, central heating radiator, panelled door through to a lounge diner.

LOUNGE DINER

- LOUNGE AREA

13' 7" x 14' 1" (4.15m x 4.30m) plus walk in bay
Walk in bay to the front elevation with UPVC double glazed panelled insert, two central heating radiators, decorative electric fire within a stone dressed surround and stone hearth. Opening off into the dining area.

- DINING AREA

7' 3" x 7' 1" (2.23m x 2.17m) plus walk in bay
Walk in bay to the rear elevation measuring 1.99m x 1.00m with UPVC double glazed panelled inserts. Central heating radiator, panelled door off into the extended kitchen.

EXTENDED KITCHEN

12' 5" x 7' 3" (3.81m x 2.23m)

UPVC double glazed window to the rear elevation, rear entrance door with two frosted double glazed panelled inserts, chrome ladder style radiator, fitted base and wall units with laminate work surface and tiled splash back above, 1 1/2 sink with drainer section and mixer tap, space behind the base unit with plumbing and drainage for a washing machine, space with gas point for freestanding oven and hob, fitted cooker hood above, panelled door off to a spacious understairs storage cupboard housing the combination condensing boiler along with gas and electricity meters with fixed shelving and lighting.



FIRST FLOOR LANDING

Provides access to two bedrooms, house bathroom/w.c., loft access point, UPVC double glazed window to the side elevation.

BEDROOM ONE

14' 2" x 10' 5" max (4.33m x 3.20m) plus recessed area over the staircase and walk in bay

Walk in bay to the front elevation with UPVC double glazed panelled inserts, additional UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

10' 5" x 9' 6" max (3.20m x 2.92m) plus walk in area

Central heating radiator and a UPVC double glazed window to the rear elevation.



HOUSE BATHROOM/W.C.

7' 5" x 7' 2" (2.27m x 2.19m)

The measurement includes a fitted storage cupboard with white fronted door with chrome handles equipped with shelving space. Three piece suite comprising of a low flush w.c., pedestal wash basin with two chrome taps, panelled bath with two chrome taps and electric shower over. Fully tiled walls, central heating radiator and a UPVC double

glazed frosted window to the rear elevation.

OUTSIDE

The property sits within a generous corner plot with lawned areas to the front and side. Paved pedestrian walkway with an established pivot hedge surround. To the side of the property there is also a wrought iron dual opening gate leading onto a tarmacadam driveway, which in turn provides access to a detached single garage, prefabricated with up and over door, further planted areas, paved walkways and a timber store unit located to the side of the property. To the rear, the property has a large lawned section, paved seating area and established planted border surround. The property lends itself subject to the necessary consents and permissions to a side two storey extension should the prospective purchase wish.



DIRECTIONS

Leaving Wakefield via Dewsbury Road, at the traffic lights turn right onto Flanshaw Lane, follow the road around the bend turn to the left hand side, take a left turning onto Oakwood Avenue where the property will be found on the right hand side indicated by our for sale board.