



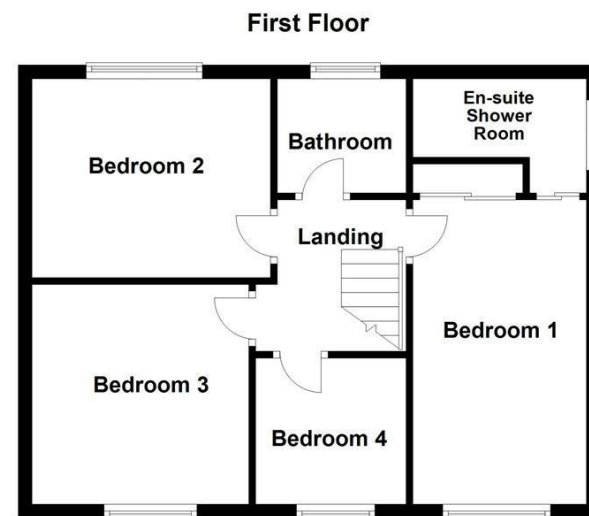
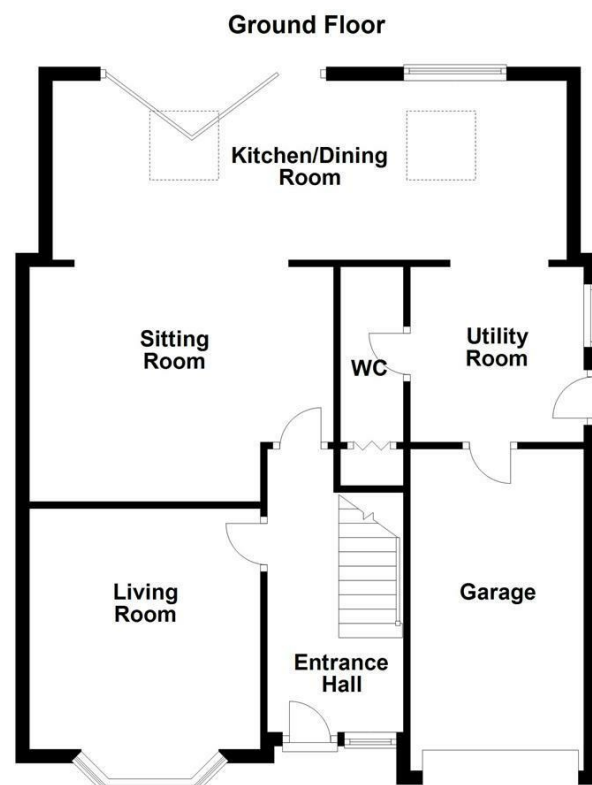
WAKEFIELD
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01924 266 555

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NORMANTON
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3 Whitehall Avenue, Wakefield, WF1 2AG

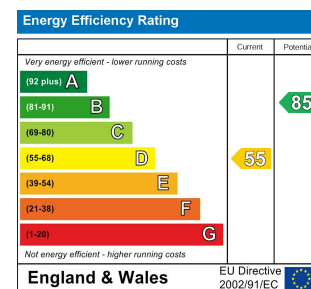
For Sale Freehold Asking Price £395,000

Superbly appointed throughout and deceptive from the main roadside is attractive and heavily extended four bedroom semi detached home situated in a pleasant cul-de-sac location with stunning kitchen and modern bathroom and en-suite benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, living room, sitting room, contemporary open plan kitchen/dining room, utility room, downstairs w.c. and integral garage. Stairs to the first floor lead to four bedrooms [three of which are large doubles] with bedroom one boasting "secret" en suite shower room/w.c. and additional house bathroom/w.c. Outside to the front there is a lawned garden and block paved driveway providing off street parking for two/three vehicles with Indian stone area to the side which could provide further off street parking. To the rear is a good sized lawned garden.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network. Wakefield city centre is only a short distance away with Wakefield Westgate train station for those looking to commute further afield.

Simply a fantastic home, ideal for the growing family and truly deserves an early viewing to fully appreciate the accommodation offer and to avoid disappointment.



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



ACCOMMODATION

ENTRANCE HALL

Original entrance door with oval stained frosted leaded window and original stained leaded window to the side. Balustrade staircase to the first floor, radiator, coving to the ceiling, recess ceiling spotlights and doors into the sitting room and living room.

LIVING ROOM

12'3" x 11'5" [3.74m x 3.50m]

Feature cast iron gas fire with marble hearth and solid wood surround. UPVC double glazed bay window to the front and coving to the ceiling.

SITTING ROOM

14'4" [max] x 11'4" [min] x 10'10" [4.38m [max] x 3.46m [min] x 3.31m]

Recess ceiling spotlights and opens into superb open plan kitchen/dining room.



KITCHEN/DINING ROOM

23'3" x 8'7" [7.10m x 2.62m]

Contemporary anthracite gloss soft close units with feature corian work surface over and corian upstands incorporating 1 1/2 stainless steel sink and corian drainer, touch screen four ring electric hob with contemporary extractor, integrated oven and grill, pan drawers, integrated fridge/freezer. UPVC double glazed window to the rear, ceramic tiled floor with underfloor heating, two radiators, recess LED spotlights, two timber framed double glazed velux windows to the rear. Feature aluminium double glazed bi-folding doors to the rear.



UTILITY ROOM

8'1" x 5'6" [min] x 8'0" [max] [2.47m x 1.69m [min] x 2.44m [max]]

Plumbing for a washing machine, UPVC double glazed frosted window and door to the side, ceramic tiled floor with underfloor heating, fitted storage units, recess LED spotlights and doors to downstairs w.c. and garage.

W.C.

Low flush w.c., wash basin, part tiled walls, ceramic tiled floor with underfloor heating, heated chrome towel radiator and folding door to the understairs storage.

GARAGE

16'4" x 8'1" [4.99m x 2.48m]

Ceramic tiled floor, up and over door, plumbing for a washing machine, recess LED spotlights and the boiler is housed here.

FIRST FLOOR LANDING

Loft access, recess LED spotlights and doors to four bedroom and the house bathroom.

BEDROOM ONE

8'6" x 15'0" up to built in wardrobes [2.60m x 4.58m up to built in wardrobes]

Built in wardrobes with sliding mirrored doors, touch screen light switch and in part hidden entrance into "secret" en suite shower room. UPVC double glazed window to the front and radiator.



EN SUITE SHOWER ROOM/W.C.

7'8" x 3'10" plus walk in area [2.34m x 1.19m plus walk in area]

UPVC double glazed frosted window to the side, shower cubicle with mixer shower and separate attachment, part tiled walls, fully tiled floor, low flush w.c., pedestal wash basin and recess ceiling spotlights.

BEDROOM TWO

9'6" x 10'3" [2.90m x 3.14m]

Built in cupboard space to one side of the wall, radiator and UPVC double glazed window to the rear.



BEDROOM THREE

11'11" x 10'5" [3.65m x 3.18m]

UPVC double glazed window to the front and radiator.

BEDROOM FOUR

6'6" x 8'11" [2.0m x 2.73m]

Radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

5'6" x 6'5" [1.68m x 1.96m]

Low flush w.c., pedestal wash basin, ceramic tiled bath with mixer shower over, part tiled walls, UPVC double glazed frosted window to the rear, recess ceiling spotlights and heated chrome towel radiator.



OUTSIDE

To the front is a lawned garden with block paved driveway providing off street parking for two vehicles leading to integral garage. To the rear is a large lawned garden and Indian stove paved area to the side.



COUNCIL TAX BAND

The council tax band for this property is C.

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.