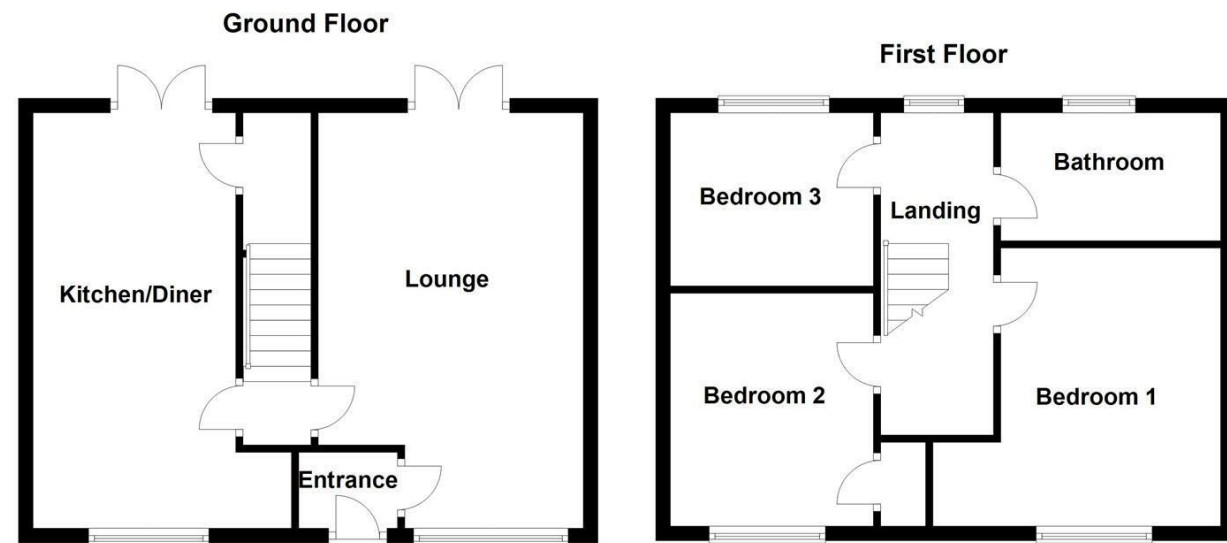




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



76 Rutland Avenue, Wakefield, WF2 7JX

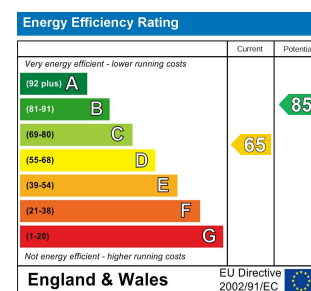
For Sale Freehold £169,950

Well appointed throughout and boasting large garden to the rear is this three bedroom end terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge and inner hallway to the modern fitted kitchen/diner. Stairs to the first floor lead to three bedrooms (two of which are doubles) and main house bathroom/w.c. Outside, low maintenance pebbled garden to the front and driveway providing off street parking. To the rear is a sizable lawned garden incorporating timber decked and stone flagged patio area, ideal for outdoor entertaining purposes.

The property is well placed to local amenities including shops and schools with local bus routes nearby. The motorway network is only a short distance away, as well as Sandal & Agbrigg train station for those looking to commute further afield.

A fantastic home ideal for the first time buyer, couple or growing family and deserves an early viewing to fully appreciate the accommodation on 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

UPVC entrance door. Door leading through into the lounge.

LOUNGE

17'6" x 9'1" [min] x 11'10" [max] [5.35m x 2.78m [min] x 3.61m [max]]

Space for feature fire with marble back, hearth and wood surround. Detailed coving to the ceiling, radiator, UPVC double glazed window to the front and UPVC double glazed French doors to the rear. Door to the inner hallway



INNER HALLWAY

Radiator, stairs to the first floor landing and door to the modern fitted kitchen/diner.

KITCHEN/DINER

7'10" x 18'1" [2.41m x 5.52m]

Range of modern fitted cream gloss wall and base units with feature granite work surface over incorporating Belfast sink and granite drainer. Space for fridge and freezer, space for a Range cooker, integrated dishwasher, drawers down the base units, fully tiled floor, radiator, UPVC double glazed window to the front and UPVC double glazed French doors to the rear. Door to understairs storage cloaks with plumbing for a washer and the combination boiler is housed in here.



FIRST FLOOR LANDING

Loft access with drop down ladder, UPVC double glazed window to the rear and doors to three bedrooms and the bathroom.

BEDROOM ONE

12'9" x 8'7" [min] x 11'11" [max] [3.89m x 2.62m [min] x 3.65m [max]]

UPVC double glazed window to the front and radiator.



BEDROOM TWO

11'5" x 9'3" [3.48m x 2.84m]

UPVC double glazed window to the front and radiator.



BEDROOM THREE

7'10" x 7'10" [2.40m x 2.41m]

UPVC double glazed window to the rear and radiator.



BATHROOM/W.C.

8'6" x 4'3" [2.60m x 1.32m]

Low flush w.c., pedestal wash basin, panelled bath with electric shower over, tiled effect floor, radiator and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front is a low maintenance pebbled garden and driveway providing off street parking. To the rear is a sizable enclosed garden comprising lawned garden with plants, trees and shrubs bordering incorporating timber decked and stone terraced patio area, ideal for entertaining purposes.



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.

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.