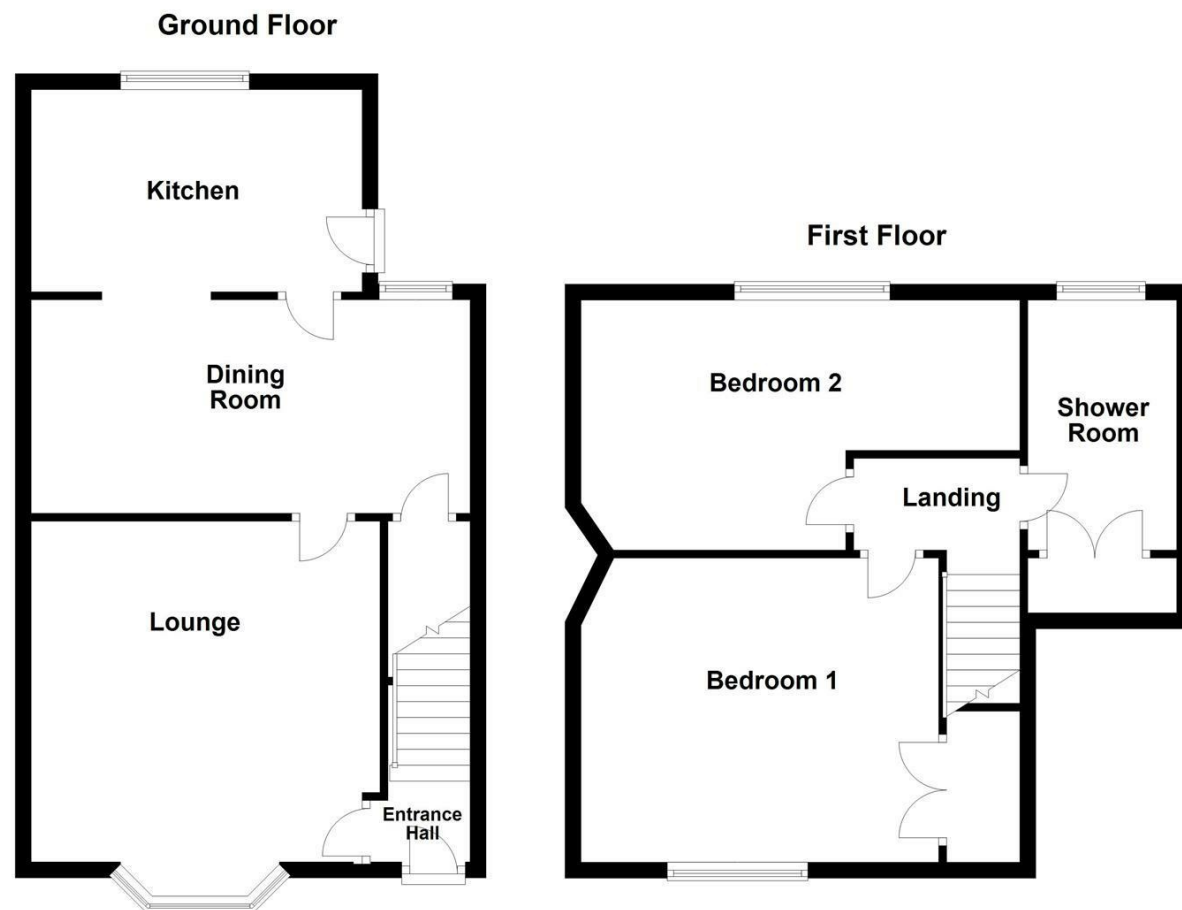




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**19 Beechwood Avenue, Wakefield, WF2 9JZ**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £135,000**

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Deceptive from the main roadside is this two double bedroom mid terrace property offered to the market with no chain and vacant possession benefitting from kitchen extension to the rear, UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, separate dining room and modern fitted kitchen. Stairs to the first floor lead to the two double bedrooms and modern shower room/w.c. Outside to the front is a low maintenance block paved garden providing off street parking. To the rear is a good sized lawned garden with plants, trees and shrubs bordering.

Situated in a popular part of Wakefield, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network.

In need of cosmetic updating, however offering huge potential. An ideal home for the first time buyer, couple or family looking to gain access to the property market and a viewing comes highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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, radiator, stairs to the first floor landing and door leading through into the lounge.

**LOUNGE**

14'0" x 12'11" [plus 1'7" x 3'4"] [4.29m x 3.96m [plus 0.49m x 1.04m]]

UPVC double glazed bow window to the front, electric fire with tiled hearth, stone surround and wooden mantle. Door into the dining room.



**DINING ROOM**

7'4" x 16'0" [2.25m x 4.90m]

Door to understairs cloaks storage housing the boiler, space for a condensing dryer, radiator and UPVC double glazed window to the rear. Door into the extended kitchen.



**KITCHEN**

7'11" x 12'1" [2.42m x 3.70m]

Modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, plumbing for a washing machine, space for fridge and freezer. Integrated

oven and grill, stainless steel four ring gas hob with filter hood over and tiled splash back. Drawers down the units, radiator, UPVC double glazed window to the rear and door to the side.

**FIRST FLOOR LANDING**

Doors to two bedrooms and the shower room. Loft access.

**BEDROOM ONE**

13'4" [max] x 10'6" [max] [4.08m [max] x 3.22m [max]]

UPVC double glazed window to the front, radiator and double doors to wardrobe.



**BEDROOM TWO**

10'6" x 8'7" [min] x 14'8" [max] [3.22m x 2.62m [min] x 4.48m [max]]

UPVC double glazed window to the rear and radiator.



**SHOWER ROOM/W.C.**

11'2" x 3'2" [min] x 4'8" [max] [3.41m x 0.99m [min] x 1.43m [max]]

Low flush w.c., pedestal wash basin, walk in shower with mixer tap and separate attachment. Heated chrome towel radiator, fully tiled walls, laminate floor,

double doors to the airing cupboard and UPVC double glazed frosted window to the rear.



**OUTSIDE**

To the front there is a low maintenance block paved garden which can provide off street parking. Lawned garden to the rear and gate leading to further lawned garden well stocked with plants, trees and shrubs bordering incorporating small flagged patio area.



**COUNCIL TAX BAND**

The council tax band for this property is B.

**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.