

local  
properties

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## 3 Imperial Avenue Wakefield, WF2 0LW

£1,300 PCM

\*\*\*\*\* REFURBISHED FOUR BEDROOM SEMI DETACHED BUNGALOW - NEW KITCHEN, BATHROOM & WINDOWS - REDECORATED & NEW FLOOR COVERINGS LAID - TWO RECEPTION ROOMS & CONSERVATORY - GARDENS, OFF STREET PARKING & GARAGE - AVAILABLE NOW \*\*\*\*\* This well presented property has gas central heating and PVCu double glazing and comprises: breakfast kitchen, lounge, dining room, conservatory, ground floor bedroom, shower room, separate wc, landing, three first floor bedrooms, bathroom. To the outside, there are gardens to three sides, driveway providing off street parking for two vehicles and garage. A spacious family home updated to a high standard, viewing is recommended.



• REFURBISHED FOUR BEDROOM SEMI DETACHED BUNGALOW • NEW KITCHEN, BATHROOM & WINDOWS • REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID • TWO RECEPTION ROOMS & CONSERVATORY

#### BREAKFAST KITCHEN

With base and wall units and stainless steel sink unit. Electric hob, electric oven and extractor hood. Plumbing for automatic washing machine. Inset spotlights. Window to front with two further windows and door to side.

#### INNER HALL

Stairs to first floor. Radiator.

#### LOUNGE

Fireplace surround with inset electric fire. Window to front. Radiator.

#### DINING ROOM

Radiator. French doors to:

#### CONSERVATORY

Laminate flooring. Electric wall heater. French doors to rear garden.

#### GROUND FLOOR BEDROOM ONE

Understairs storage cupboard. Window to rear. Radiator.

#### SHOWER ROOM

Part tiled with two piece suite comprising: shower, vanity wash hand basin. Heated towel rail. Window to side.

#### SEPARATE WC

With low flush wc and window to side.

#### LANDING

Radiator.

#### BEDROOM TWO

Window to side. Radiator.

#### BEDROOM THREE

Window to rear. Radiator.

#### BEDROOM FOUR

Access to boarded undereaves storage. Velux window to front. Radiator.

#### BATHROOM

With four piece suite comprising: bath, walk in shower, vanity wash hand basin, low flush wc. Inset spotlights. Heated towel rail. Window to rear.

#### EXTERIOR

Gardens to three sides. Off street parking for two vehicles. Single garage and shed.

#### NOTE

Pets - to be discussed

Children - yes

Smokers - outside only

The property is available now

#### DIRECTIONS

From Carr Gate interchange (junction 41 M1) proceed along the A650 towards Wakefield. Bear left onto Bradford Road and continue to the traffic lights. Turn right onto Wrenthorpe Road and Imperial Avenue is the third turning on the left. Number 3 will be found on the left hand side. There is no To Let board in situ.



• GROUND FLOOR BEDROOM & SHOWER ROOM • GARDENS, GARAGE & OFF STREET PARKING • CUL - DE - SAC  
LOCATION • CONVENIENT FOR M1 & M62 • EPC - tbc • AVAILABLE NOW





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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