

**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

**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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**4 Albion Street, Carlton, Wakefield, WF3 3TP**

**For Sale Freehold £215,000**

Superbly appointed throughout boasting views to the rear from the garden of open fields and countryside is this two bedroom semi detached home.

With UPVC double glazing and gas central heating with HIVE system, the property fully comprises of the entrance hall opening up into the living room and kitchen. Stairs to the first floor lead to two bedrooms and contemporary house bathroom/w.c. Outside, block paved driveway providing off street parking and low maintenance pebbled garden. To the rear is an attractive lawned garden incorporating Indian stone patio area. In addition there is a timber framed shed.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

A fantastic opportunity for the first time buyer, couple or family looking to gain access to the property market.



**ACCOMMODATION**

**ENTRANCE HALL**

Side entrance door, UPVC double glazed frosted window to the front, herringbone effect flooring and opens up into the living room.

**LIVING ROOM**

11'7" x 11'8" [3.54m x 3.58m]

Stairs to the first floor, space for feature fire with marble hearth and wood surround. UPVC double glazed window to the front, radiator, herringbone effect floor and door leading through into the kitchen.



**KITCHEN**

11'7" x 9'6" [3.54m x 2.91m]

Range of modern fitted contemporary wall and base units with matching work surface over incorporating sink, integrated washing machine, space for a slimline dishwasher, integrated Zanussi oven and

grill, four ring electric hob with contemporary filter hood over, space for a fridge and freezer. Herringbone effect floor, portrait contemporary radiator, combi boiler housed in here and UPVC double glazed French doors to the rear.



**FIRST FLOOR LANDING**

Loft access and doors to two bedrooms and the bathroom.

**BEDROOM ONE**

11'3" x 8'3" [3.44m x 2.52m]

Part wood panelling to one side of the wall, UPVC double glazed window to the front, radiator and door to overstairs cupboard space.



**BEDROOM TWO**

9'3" x 5'2" [min] x 6'3" [max] [2.82m x 1.59m [min] x 1.92m [max]]

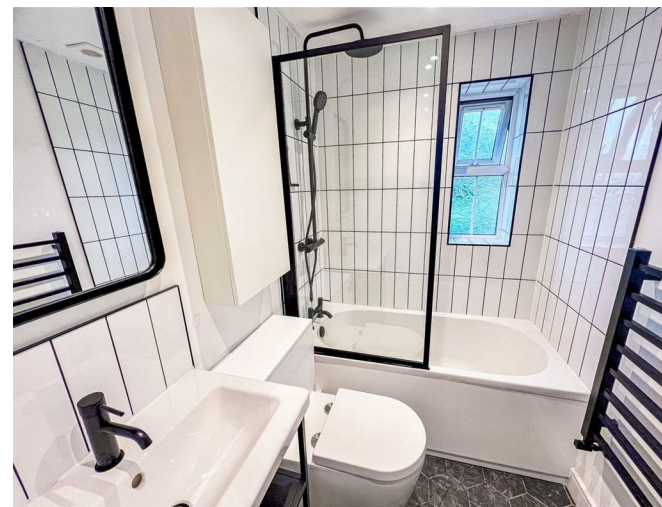
UPVC double glazed window to the rear and radiator.



**BATHROOM/W.C.**

6'5" x 4'11" [1.97m x 1.52m]

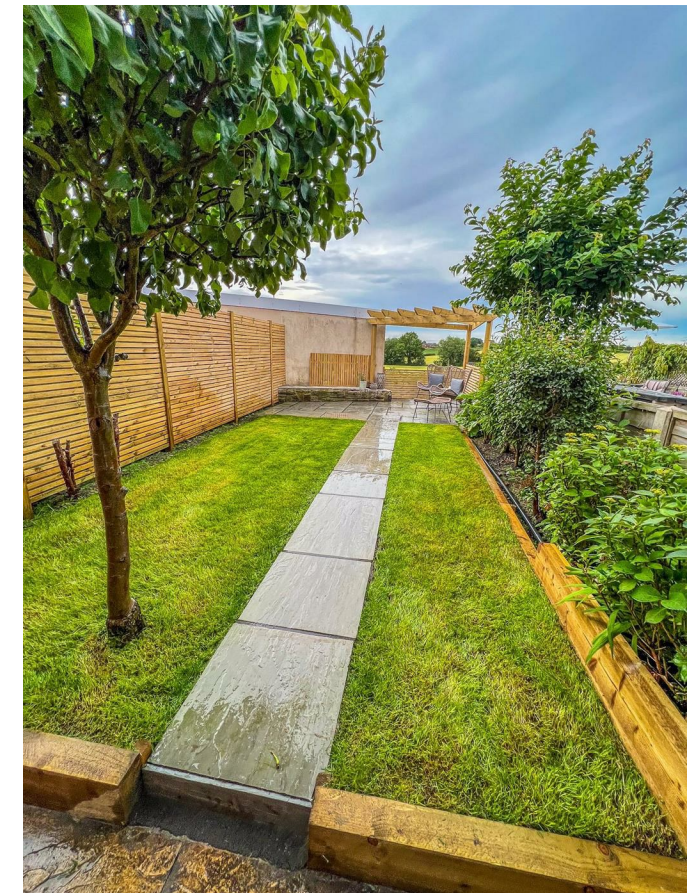
Concealed cistern low flush w.c., wash basin, panelled bath with mixer shower and separate attachment. Contemporary heated towel radiator, tiled floor, recessed ceiling spotlights and UPVC double glazed frosted window to the rear.



**OUTSIDE**

To the front is a low maintenance stone pebbled garden and block paved driveway providing off street parking. To the rear is a lawned

garden incorporating Indian stone terrace patio area and timber framed shed with far reaching views of fields and adjoining countryside.



**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.