



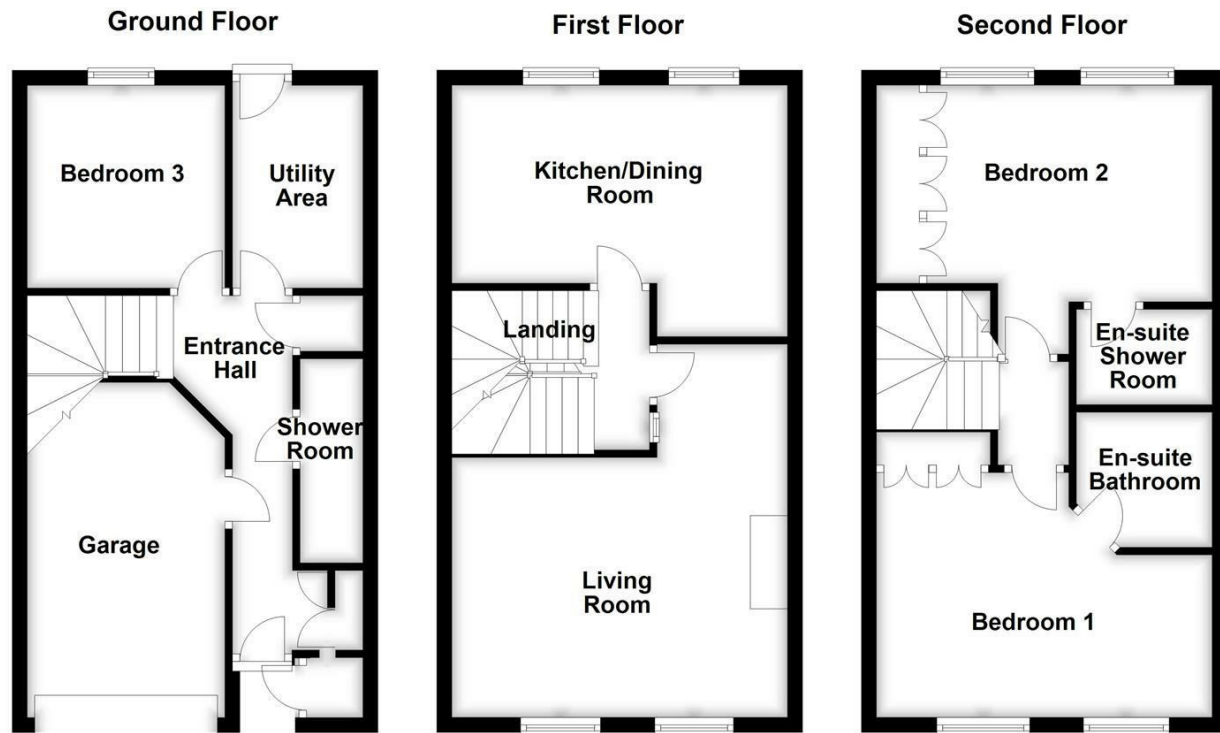
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9 Mill View, Alverthorpe, Wakefield, WF2 9UA

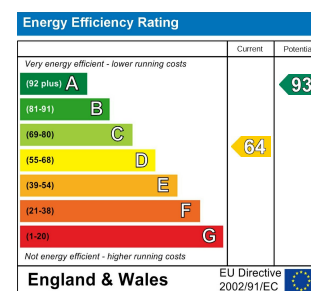
For Sale Freehold £265,000

A superb three bedroom mid town house boasting accommodation over three levels and tucked away in this modern and attractive development.

The accommodation fully comprises entrance hall, downstairs shower room/w.c., utility room, bedroom three and integral garage. The first floor landing lead to spacious living room and kitchen/diner. Stairs lead to the second floor landing which provides access to bedroom one with en suite bathroom/w.c., and bedroom two with en suite shower room w/c. Outside, to the front is a double block paved driveway providing ample off road parking and timber door providing access into a store/bin cupboard. To the rear are two Indian stone paved patio areas, perfect for entertaining and dining purposes and an artificial lawn, surrounded by timber panelled surround fences.

Well placed for local amenities including shops and schools. Easy access to the M1 motorway network and nearby to bus routes and Westgate train station.

A full internal inspection comes highly recommended to fully appreciate all that the property has to offer and to avoid any disappointment.



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,

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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.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, fully tiled floor, central heating radiator, coving to the ceiling, double doored built in cloakroom and doors providing access to the integral single garage, utility room, bedroom three and downstairs shower room. Staircase to the first floor landing.

SHOWER ROOM/W.C.

2'9" x 9'0" [0.85m x 2.76m]

Three piece suite comprising low flush w.c., wash basin with chrome mixer tap built into vanity cupboard and shower cubicle with bi-folding glass door and mixer shower. Partially tiled walls, fully tiled floor and central heating radiator.

UTILITY

8'9" x 5'6" [2.68m x 1.70m]

Range of base units with laminate work surface over and tiled splash back above, ceramic sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine, space for a fridge or freezer. Wall mounted regular boiler, central heating radiator, fully tiled floor, coving to the ceiling, wall mounted extractor fan and UPVC double glazed door to the rear garden.

BEDROOM THREE

8'7" x 8'9" [2.64m x 2.67m]

UPVC double glazed window overlooking the rear aspect, central heating radiator and coving to the ceiling.

INTEGRAL GARAGE

17'6" x 7'10" [5.34m x 2.39m]

Electric roller door to the front, power and light.

FIRST FLOOR LANDING

Doors to the kitchen/diner and living room with three timber single glazed panelled windows to the side of the living room, coving to the ceiling and staircase leading to the second floor landing

LIVING ROOM

18'9" [max] x 14'0" [min] x 14'6" [5.74m [max] x 4.28m [min] x 4.44m]

Coving to the ceiling, two central heating radiators, two UPVC double glazed windows overlooking the front elevation and electric fire on a marble hearth with marble decorative interior and surround.



KITCHEN/DINING ROOM

8'7" [min] x 10'11" [max] x 14'7" [2.63m [min] x 3.33m [max] x 4.45m]

Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 ceramic sink and drainer with swan neck mixer tap. Plumbing and drainage for a dishwasher, space for a fridge/freezer, integrated oven and grill with four ring gas hob and cooker hood over. Downlights built into the wall cupboards, display cabinets, coving to the ceiling, central heating radiator, two UPVC double glazed windows overlooking the rear elevation, coving to the ceiling, inset spotlights to the ceiling and fully tiled floor.



SECOND FLOOR LANDING

Coving to the ceiling and doors to two bedrooms.

BEDROOM ONE

12'11" [max] x 7'2" [min] x 14'6" [3.94m [max] x 2.19m [min] x 4.43m]

Two UPVC double glazed windows overlooking the front elevation, two double built in wardrobes providing a wealth of storage, coving to the ceiling and inset spotlights to the ceiling. Door providing access into a modern en suite bathroom.



EN SUITE BATHROOM/W.C.

6'7" x 5'10" [2.01m x 1.79m]

Low flush w.c. with concealed cistern, laminate wash basin with chrome mixer tap built into high gloss vanity cupboards, L-shaped panelled bath with shower screen, centralised mixer tap and mixer shower attachment. Fully tiled walls and floor. Chrome ladder style radiator, extractor fan to the ceiling, vanity mirror and shaver socket point.



BEDROOM TWO

10'1" [max] x 8'8" [min] x 12'7" [3.09m [max] x 2.65m [min] x 3.84m]

wo UPVC double glazed windows overlooking the rear elevation, downlights built into shelving, three double built in wardrobes providing a wealth of storage, loft access and central heating radiator. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'0" x 5'10" [1.54m x 1.79m]

Three piece suite comprising enclosed shower cubicle with double doors and mixer shower, wash basin with mixer tap built into vanity cupboards and vanity mirror above, as well as a low flush w.c. Shaver socket point, fully tiled walls and floor. Chrome ladder style radiator, UPVC cladding to the ceiling, inset spotlights and extractor fan.

OUTSIDE

To the front is a double block paved driveway providing ample off road parking and timber door providing access into a store/bin cupboard. To the rear are two Indian stone paved patio areas, perfect for entertaining and dining purposes and an artificial lawn, surrounded by timber panelled surround fences.



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.