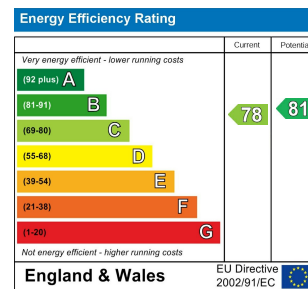
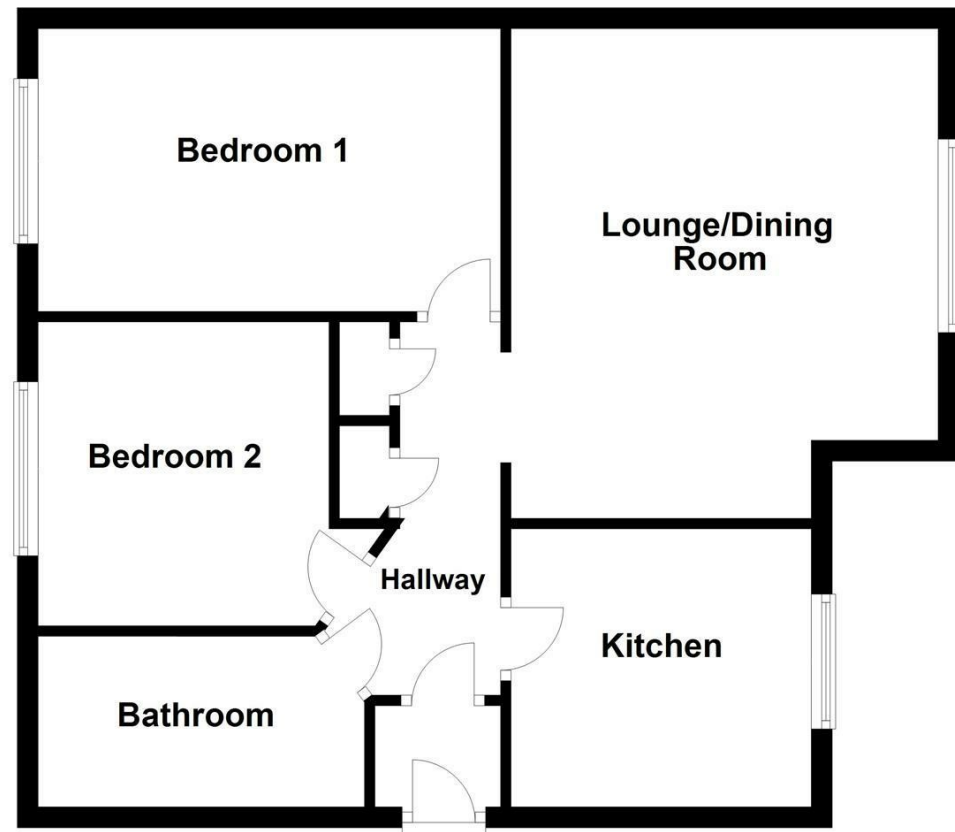


First Floor



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



48 Mill Chase Road, Alverthorpe, Wakefield, WF2 9SL

For Sale Leasehold £110,000

Enjoying a tucked away position on this modern development is this spacious two double bedroom first floor apartment benefitting from UPVC double glazing and gas central heating.

The property fully comprises of communal entrance hallway with stairs to the first floor entrance. The inner hallway leads to kitchen, lounge/diner, two bedrooms and bathroom/w.c. Outside there are lawned communal garden areas and allocated parking for one vehicle.

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 and Wakefield city centre.

An ideal home for the first time buyer, couple or those looking to downsize and an early viewing comes highly recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Communal entrance hall with stairs to entrance. Laminate flooring and door to the inner hallway.

HALLWAY

Coving to the ceiling, radiator, intercom system, storage cupboard, airing cupboard and doors to two bedrooms, lounge, kitchen and bathroom.

BATHROOM/W.C.

8'10" x 5'2" [2.70m x 1.58m]

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, laminate floor, radiator, fully tiled walls and recess ceiling spotlights.



KITCHEN

9'4" x 8'8" [2.86m x 2.65m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, plumbing for a washing machine, integrated oven and grill with four ring gas hob and filter hood above. Tiled splash back, space for fridge and freezer, fully tiled floor, UPVC double glazed window to the front, radiator and the combi boiler is housed in here.

BEDROOM TWO

9'4" x 7'5" plus walk in area [2.87m x 2.28m plus walk in area]

UPVC double glazed window to the rear, radiator and coving to the ceiling.



LOUNGE/DINER

13'6" x 14'11" [max] x 13'0" [min] [4.12m x 4.57m [max] x 3.97m [min]]

UPVC double glazed window to the front, two radiators and coving to the ceiling.



BEDROOM ONE

8'10" x 13'0" [2.71m x 3.98m]

UPVC double glazed window to the rear, radiator and coving to the ceiling.



OUTSIDE

Allocated parking space and communal garden areas.



LEASEHOLD

The service charge is £1246.62 [pa] and ground rent £87.24 [pa]. The remaining term of the lease is 127 years [2024]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.