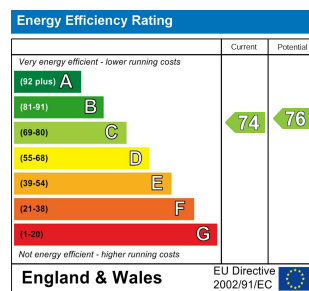
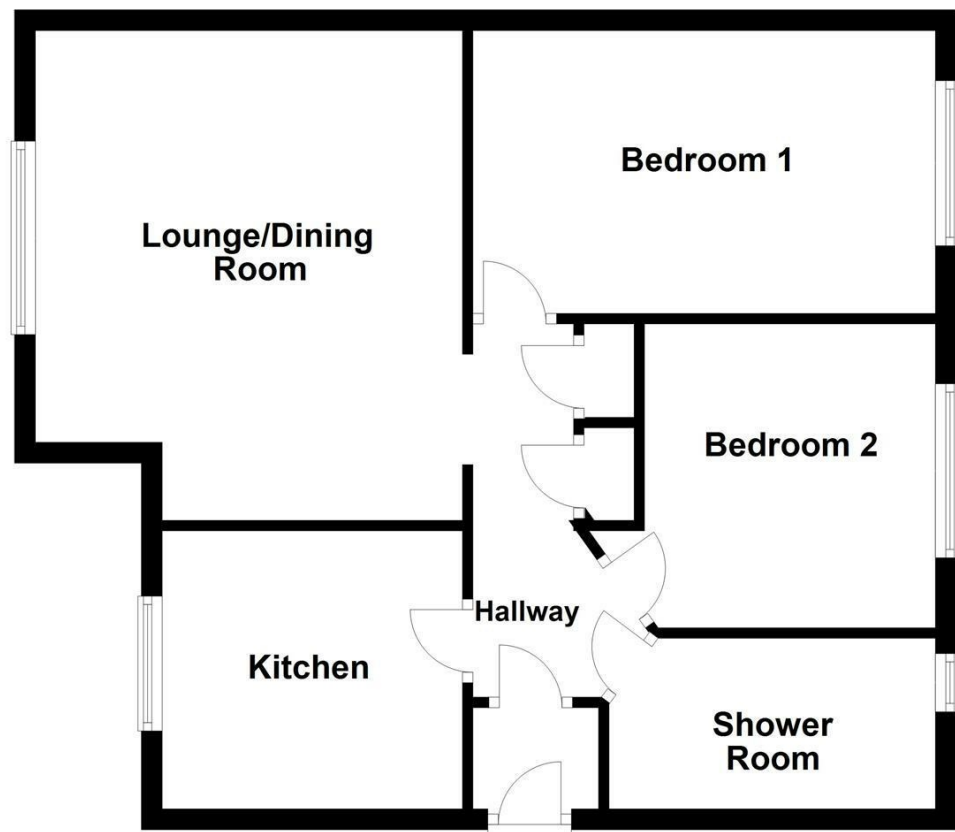


## First Floor



### 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



## 40 Mill Chase Road, Alverthorpe, Wakefield, WF2 9SL

For Sale Leasehold £120,000

Located to the entrance of this modern development, this spacious ground floor apartment features two double bedrooms and benefits from allocated parking, UPVC double glazing and gas central heating.

The accommodation includes a communal entrance hallway providing access then into the apartment. Inside, the hallway provides access to a kitchen, lounge/diner, two bedrooms and a shower room/w.c. Externally, the property offers communal lawned gardens and an allocated parking space for one vehicle.

Conveniently located close to local amenities such as shops and schools, with nearby bus routes and excellent access to the motorway network and Wakefield city centre. Wakefield Westgate train station can also be within easy walking distance.

This property is an ideal choice for first time buyers, couples or those looking to downsize. Early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

Security intercom system into the communal hallway.

## ENTRANCE HALL

Timber front entrance door into the entrance hall. Inset spotlights to the ceiling, laminate flooring, central heating radiator, doors leading off to the kitchen, two bedrooms, shower room/w.c. and an opening into the living room. Two storage cupboards.

## KITCHEN

9'4" x 8'8" [2.87m x 2.66m]

A range of wall and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, UPVC double glazed window to the side, combi condensing boiler, integrated oven and grill, four ring gas hob, integrated Beko slimline dishwasher, space for a fridge freezer, tiled floor, plinth lighting, central heating radiator.



## LOUNGE/DINING ROOM

13'5" x 14'11" max x 12'11" min [4.11m x 4.56m max x 3.95m min]

Feature fireplace with an electric fire on a marble hearth, matching interior and decorative surround, UPVC double glazed window to the front aspect, two central heating radiators.

## SHOWER ROOM/W.C.

8'9" x 5'2" [2.67m x 1.60m]

Larger than average tiled shower cubicle with double doors having chrome handles and mixer shower. Low flush w.c. and pedestal wash basin

with two taps. Part tiled walls, larger vanity mirror, tiled floor, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear.



## BEDROOM ONE

8'9" x 9'8" [2.69m x 2.97m]

UPVC double glazed window to the rear, central heating radiator. A range of fitted wardrobes and bedside drawers.



## OUTSIDE

Communal gardens with an allocated parking space.

## 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.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## 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.



## BEDROOM TWO

9'6" x 7'6" [2.91m x 2.30m]

UPVC double glazed window to the rear, central heating radiator.