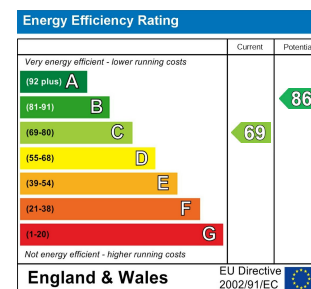
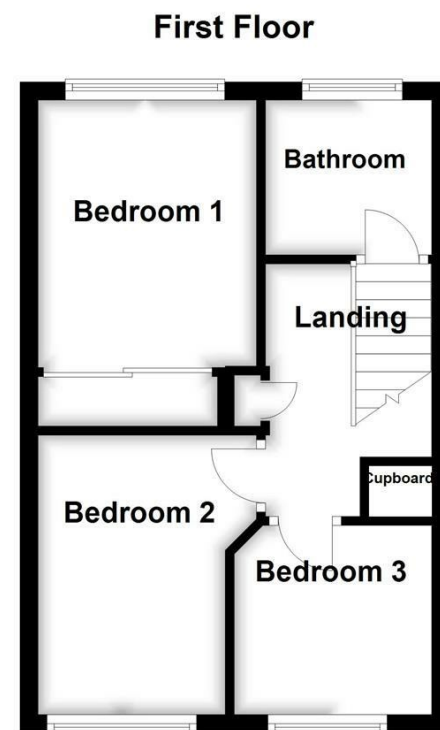
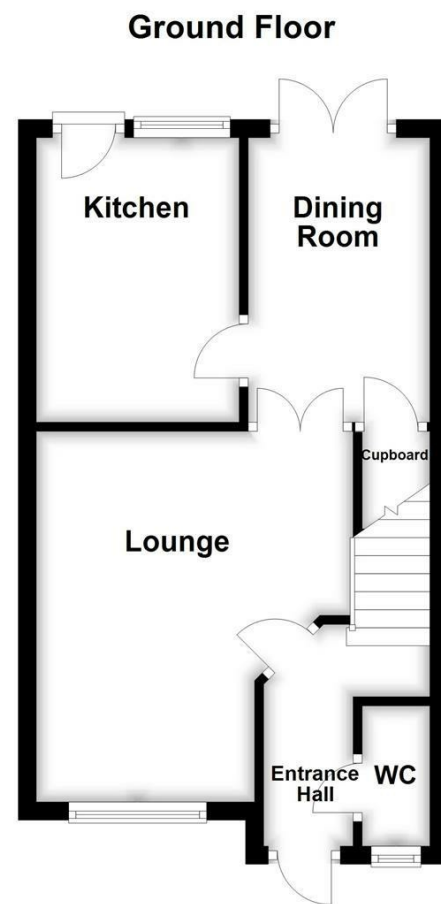




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**23 Mill Chase Road, Alverthorpe, Wakefield, WF2 9SL**  
**For Sale Freehold £200,000**

Occupying a cul-de-sac location is this well presented three bedroom semi detached property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of entrance hall, downstairs w.c., living room, dining room and kitchen. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally there are lawned gardens to the front and rear with patio seating. A driveway provides ample off road parking for up to three vehicles.

The property is ideally located for all local shops and amenities that Wakefield city centre has to offer. Wakefield Westgate train station and the motorway network are only a short distance away, perfect for those looking to commute further afield.

Ready to move into, this property would make a fantastic family home and a viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Access to the downstairs w.c., staircase to the first floor landing and central heating radiator. Door to the living room.

### W.C.

5'6" x 2'10" [1.69m x 0.87m]

Two piece suite comprising vanity wash hand basin and low flush w.c. Central heating radiator and UPVC double glazed frosted window to the front elevation.

### LIVING ROOM

13'6" x 12'7" [4.12 x 3.84m ]

UPVC double glazed window to the front elevation, two central heating radiators and double doors leading through to the dining room.



### DINING ROOM

10'8" x 8'0" [3.27m x 2.44m]

UPVC double glazed French doors to the rear garden, central heating radiator and built in understairs storage cupboard. Door leading through to the kitchen.



### KITCHEN

10'3" x 7'4" [3.13m x 2.25m]

Range of wall and base units with laminate work tops incorporating sink and drainer unit with mixer tap, integrated oven, gas hob and cooker hood. Space for a fridge/freezer, space for a washing machine and space for a dryer. UPVC double glazed window to the rear elevation and timber framed door to the rear.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, storage cupboard

housing the boiler and doors to three bedrooms and family bathroom.

### BEDROOM ONE

12'11" (max) x 9'7" [3.96m (max) x 2.93m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes with sliding mirrored door.



### BEDROOM TWO

11'1" x 9'8" [3.40m x 2.95m ]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE

8'0" x 7'7" [2.46m x 2.32m]

UPVC double glazed window to the front elevation, central heating radiator and built in overstairs storage cupboard.



### BATHROOM/W.C.

6'7" x 5'6" [2.03m x 1.68m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. Central heating radiator, partially tiled walls and UPVC double glazed frosted window to the rear elevation.



### OUTSIDE

To the front of the property is a lawned garden and tarmac driveway providing off road parking for up to three vehicles. To the rear is an enclosed garden with corner patio seating and lawned garden surrounded by wood fencing.



### 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.