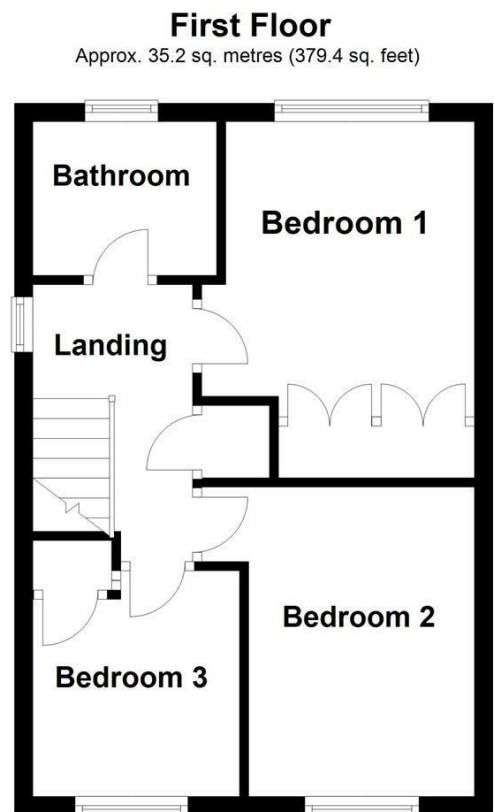
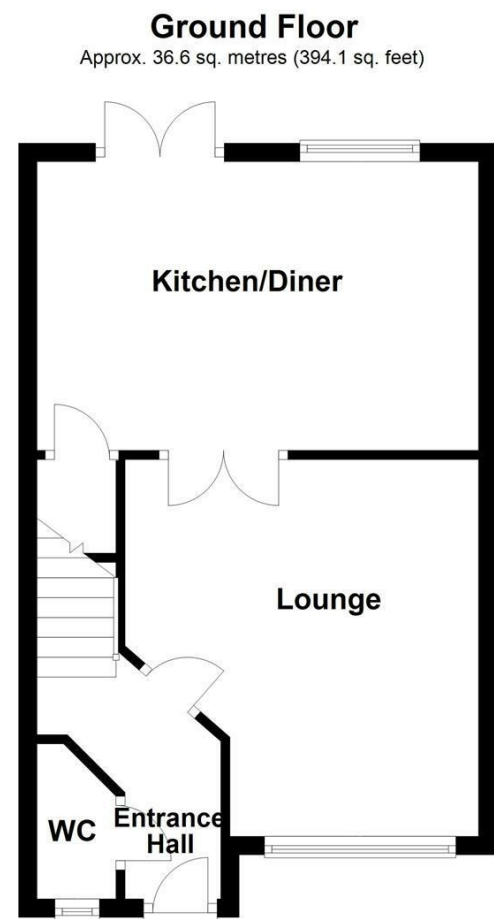


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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	



33 Mill Chase Gardens, Alverthorpe, WF2 9SP

For Sale Freehold £200,000

Enjoying a corner position on this modern development is this three bedroom end town house benefitting from two off road parking spaces and lawned gardens to the side and rear.

The property briefly comprises entrance hall, downstairs w.c., living room and kitchen/diner. Stairs to the first floor lead to three bedrooms and main house bathroom/w.c. Outside, there are two off road parking spaces and lawned gardens to the side and rear surrounded by timber fencing.

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.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market.



ACCOMMODATION

ENTRANCE HALL

Timber front entrance door, laminate flooring, central heating radiator, stairs to the first floor landing and doors to the downstairs w.c. and living room.

W.C.

5'8" x 2'10" (1.74m x 0.87m)

Low flush w.c., central heating radiator, wash basin with tiled splash back and UPVC double glazed frosted window to the front aspect.

LIVING ROOM

13'3" x 12'10" (4.04m x 3.92m)

Laminate flooring, UPVC double glazed window overlooking the front aspect, two central heating radiators and double timber doors to the kitchen/diner.



KITCHEN/DINER

8'11" x 15'8" (2.73m x 4.78m)

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, integrated fridge/freezer, integrated slimline dishwasher, integrated oven and grill with four ring gas hob and cooker hood over. Matching cupboard housing the combi condensing boiler, fully tiled floor, central heating radiator, UPVC double glazed window and French doors to the rear. Door to the understairs storage cupboard.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access and doors to a storage cupboard, three bedrooms and bathroom.

BEDROOM ONE

9'5" x 10'2" (2.89m x 3.12m)

Fitted wardrobes, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO

9'5" (max) x 6'9" (max) x 10'1" (2.88m (max) x 2.07m (max) x 3.08m)

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



BEDROOM THREE

6'11" (max) x 5'8" (min) x 8'6" (2.12m (max) x 1.73m (min) x 2.61m)

UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into a built in single wardrobe.

BATHROOM/W.C.

5'5" x 6'7" (1.67m x 2.02m)

Three piece suite comprising panelled bath with mixer shower, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window overlooking the rear elevation and central heating radiator.



OUTSIDE

To the front there are two off road parking spaces. To the rear and side is a pleasant lawned garden surrounded by timber 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.