



WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



50 Alverthorpe Road, Wakefield, WF2 9PD

For Sale Freehold £174,500

Deceptive from the main roadside is this three double bedroom mature mid terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, lounge inner hallway leading down to the cellar and doorway into the modern fitted kitchen and utility room. Stairs to the first floor landing lead to three double bedrooms, main house bathroom and separate w.c. Outside to the front is a low maintenance garden and to the rear is a flagged garden with plants and shrubs bordering. In addition there is access through a side ginnel which leads to a detached concrete sectional garage at the rear.

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.

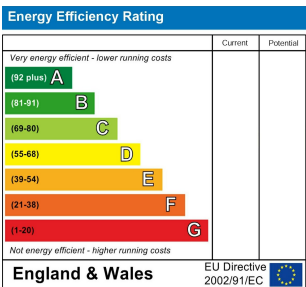
Offered for sale with no chain and vacant possession, an ideal home for the first time buyer, couple or family looking to gain access onto the property market. In addition there is also further potential to create accommodation into the room space, subject to planning.

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.



ACCOMMODATION

LOUNGE

14'10" x 12'6" [4.54m x 3.82m]

UPVC entrance door, electric fire with marble fire surround, coving to the ceiling, dado rail, radiator and UPVC double glazed window to the front. Door to the inner hallway.

HALLWAY

Access down to the cellar with light and power. Doorway into the modern fitted kitchen.

KITCHEN

8'7" x 12'5" [2.64m x 3.80m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for a cooker and space for fridge/freezer. UPVC double glazed window to the rear, UPVC door to lean-to utility room, radiator, wood effect floor and door with stairs to the first floor landing.



LEAN-TO/UTILITY ROOM

12'10" x 4'11" [3.92m x 1.50m]

Work surface over base units with plumbing for a washing machine, space for freezer. UPVC double glazed window and door to the rear.

FIRST FLOOR LANDING

Doors to w.c., bathroom and two bedrooms.

BEDROOM ONE

11'3" [max] x 8'9" [min] x 14'10" [3.44m [max] x 2.67m [min] x 4.54m]

UPVC double glazed window to the front, built in triple wardrobe, radiator and door to store cupboard with loft access.



BEDROOM TWO

9'0" x 14'4" [2.75m x 4.38m]

UPVC double glazed window to the front and radiator.



BEDROOM THREE

11'1" x 9'4" [3.39m x 2.86m]

UPVC double glazed window to the rear and radiator.



W.C.

Low flush w.c., fully tiled walls, UPVC double glazed frosted window to the rear and tiled effect floor.

BATHROOM

8'9" x 8'6" [2.69m x 2.61m]

Pedestal wash basin, panelled bath and shower cubicle with electric shower. Fully tiled walls, UPVC double glazed frosted window to the rear, radiator, tiled effect floor, airing cupboard, storage cupboard and the combination boiler is housed in here.



OUTSIDE

To the front is a low maintenance pebbled garden with plants and shrubs. To the rear is an attractive low maintenance flagged garden

with plants and shrubs bordering. There is a ginnel at the side which leads to a concrete sectional detached garage with up and over door at the rear.



PLEASE NOTE

There is a flying freehold over the ginnel, prospective purchasers should make their own enquires.

PROBATE

Please Note – The sale of this property is subject to the receipt of Grant of Probate. The Probate Application has been made but is yet to be received.

COUNCIL TAX BAND

The council tax band for this property is A.

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.