



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



127 Batley Road, Wakefield, WF2 0AG

For Sale Freehold £150,000

Situated in the sought after area of Alverthorpe is this two bedroom mid terraced home with accommodation spanning over three floors with a cellar room providing storage and a low maintenance rear garden.

The accommodation briefly comprises of the living room with stairs to the first floor landing and the kitchen/diner which provides access down to the cellar and to the rear garden to complete the accommodation on the ground floor. Upstairs, to the first floor landing there is access to two bedrooms and the house bathroom. Bedroom one benefitting from fitted wardrobes. Outside, there is a low maintenance paved buffer garden to front, enclosed by hedge, wall, and timber fencing with gated access to front door. To the rear of the property is a low maintenance paved courtyard, ideal for outdoor dining and entertaining purposes, enclosed by wall and timber fencing with gated access to ginnel, providing a flying freehold for the bathroom.

Situated in Alverthorpe, the property enjoys close proximity to local amenities, highly regarded schools, convenient bus routes, and excellent access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

14'9" x 12'5" [max] x 10'9" [min] [4.5m x 3.8m [max] x 3.3m [min]]

Timber framed front door with frosted glass pane into the living room. Stairs providing access to the first floor landing, door to the kitchen diner, door to a storage cupboard. UPVC double glazed window to the front, central heating radiator.



KITCHEN/DINER

12'5" x 7'9" [3.8m x 2.38m]

UPVC double glazed window to the rear, central heating radiator, timber framed rear door with a frosted glass

pane, door down to the cellar. A range of modern wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring gas hob with partial glass splashback and stainless steel extractor hood above. Integrated oven, space and plumbing for washing machine, space for a fridge freezer.

CELLAR

14'9" x 12'5" [max] x 10'9" [min] [4.5m x 3.8m [max] x 3.3m [min]]

UPVC double glazed window to the front.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

11'5" x 12'5" [max] x 11'3" [min] [3.5m x 3.8m [max] x 3.45m [min]]

UPVC double glazed window to the front, central heating radiator, over stairs storage cupboard, fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

12'5" x 8'0" [3.8m x 2.45m]

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



BATHROOM

4'2" x 11'4" [1.28m x 3.46m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, spotlights. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap and mains fed showerhead attachment with glass shower screen. Partial tiling.



OUTSIDE

To the front of the property is a small buffer garden which is mainly low maintenance and paved and leads to the front door, hedging, walls and timber fence surround with a timber gate providing access. To the rear of the property is a fairly low maintenance paved courtyard, perfect for outdoor dining and entertaining purposes with a wall and timber fence surround with a timber gate providing access to the ginnel leading down the side of the property providing a flying freehold for the bathroom.



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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

PLEASE NOTE

This property has a flying freehold.