



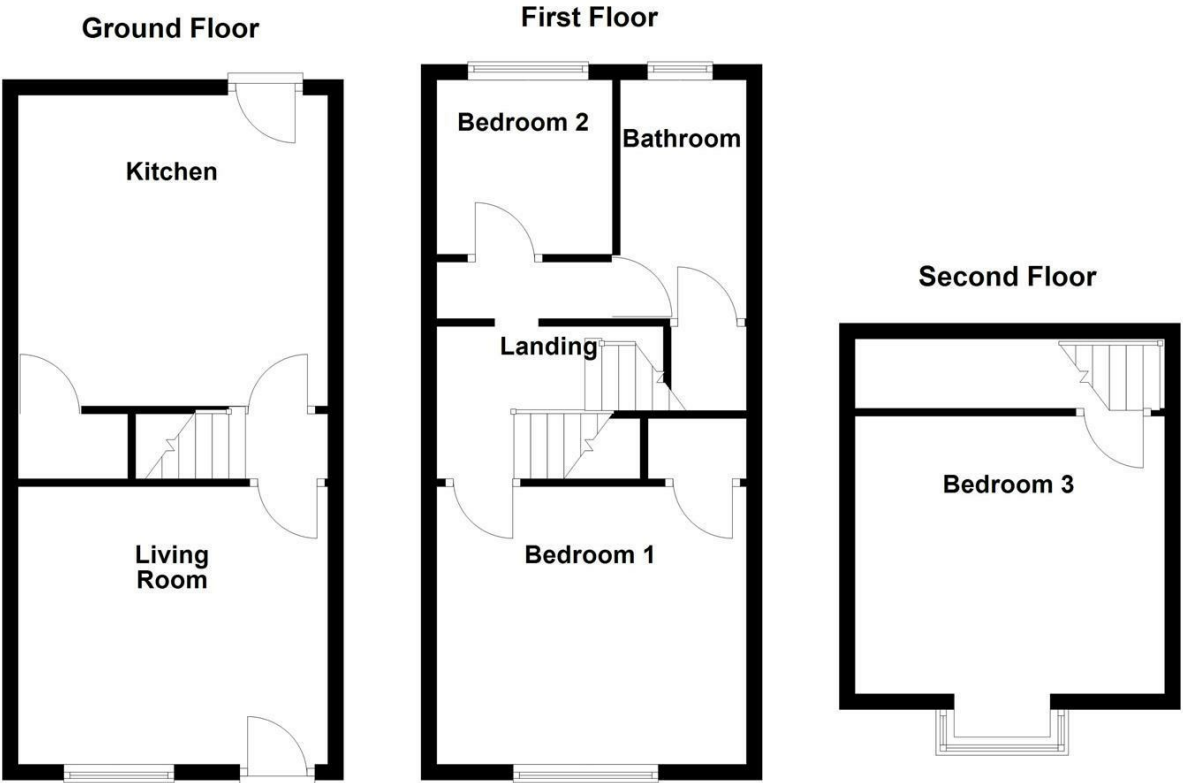
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



122 Alverthorpe Road, Wakefield, WF2 9PL

For Sale Freehold Asking Price £160,000

Situated in Alverthorpe is this three bedroom mid terrace property benefitting from spacious kitchen/diner and low maintenance gardens.

The property briefly comprises of the lounge, inner hallway and kitchen with access down to the storage cellar. The first floor landing leads to two bedrooms and house bathroom. A further set of stairs lead to a further bedroom located on the second floor. Externally there are low maintenance gardens to the front and rear with on street parking to the front.

The property is ideally located for all local shops and amenities as it is only a short distance from Wakefield city centre. Wakefield Westgate train station and the motorway network are nearby, perfect for those looking to travel further afield.

This property has plenty of potential and a viewing is highly recommended.



ACCOMMODATION

LIVING ROOM

9'8" x 11'6" [2.96m x 3.52m]

Front entrance door, UPVC double glazed window to the front elevation, central heating radiator and open fireplace with wood surround. Door to the inner hallway.



INNER HALLWAY

Stairs to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER

13'1" x 13'0" [4.0m x 3.98m]

Range of base units with laminate work surface over and tiled splash backs, stainless steel sink and drainer,

integrated oven with gas hob and space for a fridge/freezer. Central heating radiator, UPVC double glazed window and door to the rear elevation. Access down to the storage cellar.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom. Staircase to the second floor.

BEDROOM ONE

13'0" x 11'8" [3.97m x 3.58m]

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



BEDROOM TWO

7'8" x 6'10" [2.35m x 2.10m]

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



BATHROOM/W.C.

10'2" x 5'1" [3.12m x 1.56m]

Three piece suite comprising wall mounted electric shower over the bath, low flush w.c. and vanity wash hand basin with mixer tap. UPVC double glazed frosted window to the rear elevation, central heating radiator, built in understairs storage cupboard and plumbing for a washing machine.



SECOND FLOOR LANDING

Door to bedroom three.

BEDROOM THREE

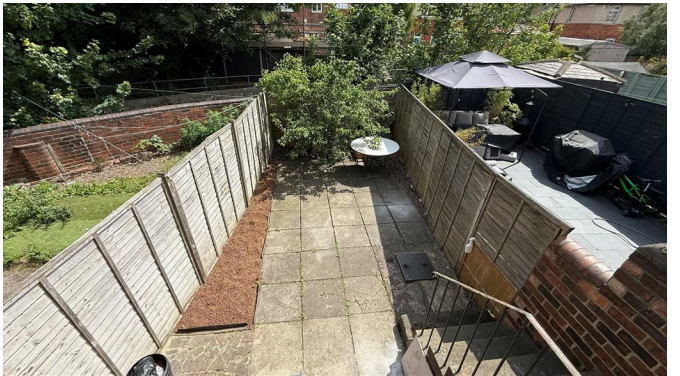
13'0" x 11'6" [3.98m x 3.51m]

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



OUTSIDE

To the front of the property is a low maintenance yard. To the rear is a low maintenance flagged garden with steps leading to a door providing access into the cellar.



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.