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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



1 Hawthorne Terrace, Wakefield, WF2 0AY

For Sale Freehold £200,000

Situated in the popular Alverthorpe area is this three bedroom end terrace home, offering generous accommodation across three levels. In need of updating, however offering plenty of potential, the property provides three well proportioned bedrooms, two reception rooms, and the benefit of a modern fitted bathroom, making it an excellent opportunity for first time buyers, professional couples, or growing families.

The accommodation briefly comprises a welcoming entrance hall with access to the cellar, living room, sitting room, and kitchen. The kitchen and sitting room both provide access into the conservatory, which in turn leads to the rear garden. To the first floor, the landing gives access to three bedrooms, the house bathroom, a further separate w.c. and loft access. Externally, the property enjoys a planted buffer garden to the front with boundary wall and pathway wrapping around to the rear. The rear garden features a decked seating area and a paved patio, ideal for outdoor dining and entertaining with additional planted borders.

The location is particularly convenient, being close to local shops, schools, and amenities. Excellent transport links are available via regular bus services, while Wakefield city centre, with its two train stations offering direct links to major cities is just a short distance away. The M1 motorway is also within easy reach, making this an ideal choice for commuters.

Offered with great potential, this home must be viewed internally to fully appreciate the space and opportunities on offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE VESTIBULE

Frosted UPVC double glazed entrance door, dado rail, partial tiling and a timber framed frosted door opens to the inner hallway.

HALLWAY

Coving to the ceiling, two central heating radiators, staircase to the first floor landing and doors to the living room, sitting room and kitchen. There is also cellar access from the inner hallway.

LIVING ROOM

13'10" x 15'9" max x 7'6" min [4.22m x 4.82m max x 2.3m min]
UPVC double glazed windows to the front and side, central heating radiator, coving to the ceiling and ceiling rose. Gas fireplace with marble hearth surround and ornate mantle.

SITTING ROOM

13'11" x 11'7" max x 10'4" min [4.25m x 3.55m max x 3.17m min]
Coving to the ceiling, ceiling rose, picture rails, UPVC double glazed window to the side, central heating radiator and fireplace with marble hearth surround and wooden mantle.



KITCHEN

8'10" x 12'2" [2.7m x 3.71m]
Fitted with a range of wall and base units with both wooden and laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashback, space for a range style cooker and space for a fridge freezer. Chrome ladder style central heating radiator. The combi boiler housed here. UPVC double glazed window to the rear and a timber framed door to the conservatory.



CONSERVATORY

8'1" x 11'1" [2.48m x 3.4m]
Surrounded by UPVC double glazed windows with a set of UPVC double glazed doors to the rear garden. Includes modern base units with laminate work surfaces and space/plumbing for a washing machine.



FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator, and doors to three bedrooms, the bathroom and w.c.

BEDROOM ONE

13'11" x 11'7" max x 10'5" min [4.25m x 3.55m max x 3.2m min]
UPVC double glazed windows to the side and rear. Central heating radiator and loft access.



BEDROOM TWO

15'1" x 11'7" max x 8'4" min [4.6m x 3.55m max x 2.55m min]
UPVC double glazed windows to the front and one to the side. Central heating radiator.



BEDROOM THREE

11'1" x 7'6" [3.4m x 2.3m]
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

BATHROOM/W.C.

8'11" x 8'6" max x 6'11" min [2.72m x 2.6m max x 2.12m min]
Low flush w.c., pedestal wash basin and P-shaped bath with mixer tap and shower head attachment plus glass shower screen. Access to a storage cupboard, frosted UPVC double glazed window to the side, central heating radiator and coving to the ceiling.



W.C.

5'2" x 3'2" [1.6m x 0.98m]
Frosted timber framed single pane window to the side, coving to the ceiling and low flush w.c.

OUTSIDE

To the front the garden is mainly planted with mature shrubs and trees, with walled surround and paved pathway leading to the front door and continuing down the side of the property. The rear garden offers a raised decked area leading down to a paved patio, ideal for outdoor dining and entertaining with mature trees and shrubs throughout.



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.