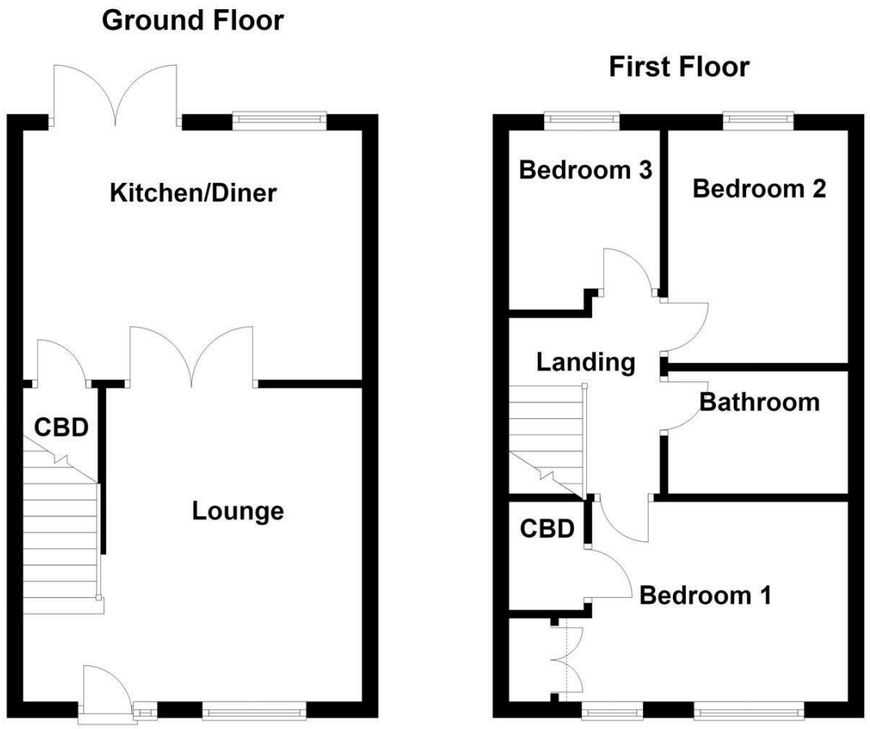
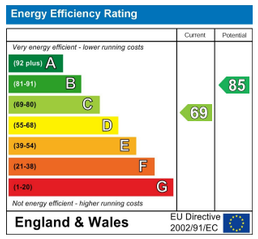




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



7 Highfield Rise, Wakefield, WF2 0BX

For Sale Freehold Guide Price £200,000

Situated on a popular residential development in Alverthorpe, within easy reach of Wakefield city centre, is this well presented three bedroom townhouse.

The property has been modernised throughout and offers accommodation arranged over two floors. The accommodation briefly comprises a bright and spacious living room, modern kitchen diner, three well proportioned bedrooms and a stylish house bathroom. Externally, the property benefits from gardens to both the front and rear, together with off street parking to the front. Further parking is available around the side of the row of properties, whilst a useful timber shed provides additional storage.

Well placed for local amenities, schools and transport links, the property is ideally suited to a range of buyers, including first time buyers, professional couples and young families. An early viewing is highly recommended to fully appreciate everything this attractive home has to offer.



ACCOMMODATION

LIVING ROOM
12'10" x 13'10" (3.92m x 4.23m)
UPVC double glazed entrance door leading into a light and spacious living room. UPVC double glazed window to the front, timber glazed double doors leading through to the dining kitchen, wood effect vinyl flooring, coving to the ceiling, double central heating radiator and staircase leading to the first floor landing.

DINING KITCHEN
13'10" x 10'5" (4.22m x 3.18m)
Fitted with a modern range of base units incorporating an electric oven with four ring gas hob and stainless steel and glass extractor hood above. Space for a freestanding larger style fridge freezer, space and plumbing for an under counter washing machine and cupboard housing the combination central heating boiler. Tiled splashbacks, UPVC double glazed window overlooking the rear garden, UPVC double glazed French doors, spotlights to the ceiling, wood effect flooring, double central heating radiator and useful understairs storage cupboard.

FIRST FLOOR LANDING
Providing access to three bedrooms and the house bathroom, together with loft access.

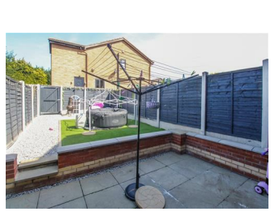
BEDROOM ONE
8'4" x 11'8" (2.55m x 3.57m)
Two UPVC double glazed windows to the front, double central heating radiator, a range of built in bedroom storage, carpeted flooring and spotlights to the ceiling.

BEDROOM TWO
9'8" x 7'5" (2.96m x 2.28m)
UPVC double glazed window to the rear, double central heating radiator, carpeted flooring and coving to the ceiling.

BEDROOM THREE
6'6" x 6'2" (1.99m x 1.89m)
UPVC double glazed window to the rear, double central heating radiator, carpeted flooring and coving to the ceiling.

BATHROOM
7'4" x 5'1" (2.25m x 1.56m)
Fitted with a modern three piece suite comprising panelled bath with mains shower and glazed concertina shower screen, concealed cistern low flush W.C. and wash basin set within a vanity unit with waterfall mixer tap and storage below. Fully tiled walls and flooring, heated towel rail, spotlights to the ceiling and extractor fan.

OUTSIDE
To the front of the property is a block paved driveway providing off street parking, together with a small lawned garden. To the rear is a well maintained enclosed garden with a paved patio seating area, raised artificial lawn and gravelled pathway leading to a gate providing rear access. The garden is designed for low maintenance and enclosed by timber fencing. There is also a large timber built storage shed, accessed around the side of the row of properties, where further parking is available.





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.

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.