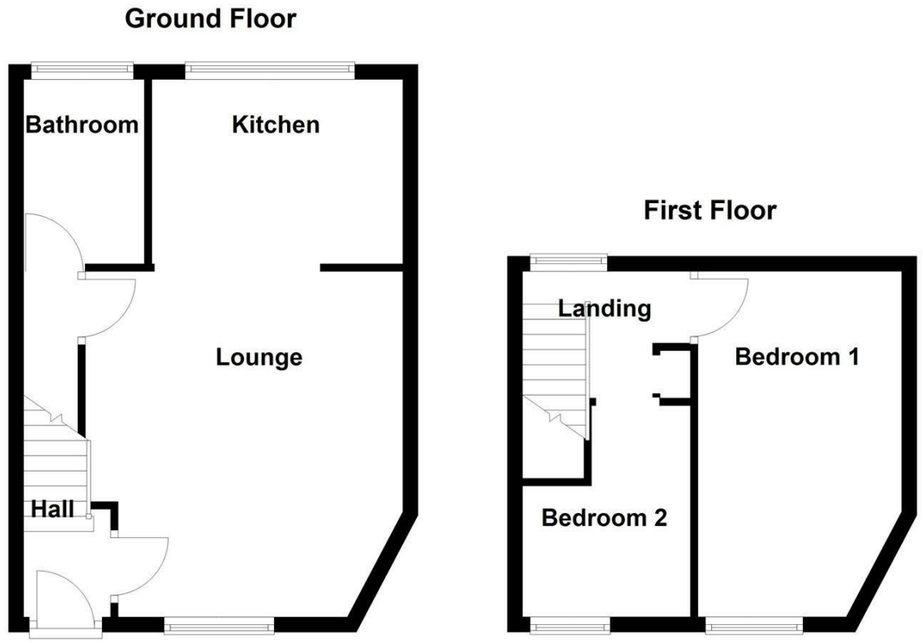
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





8 Allison Terrace, Kirkhamgate, Wakefield, WF2 0SL

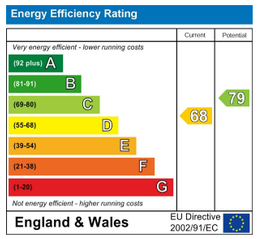
For Sale Freehold Guide Price £130,000 - £145,000

Situated in Kirkhamgate is this two bedroom mid terraced property. Benefitting from an allocated parking space, modern fitted kitchen and a spacious living room, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with access to the lounge and first floor landing via the stairs. The lounge has an opening into the modern fitted kitchen and a door into the rear hallway which has access into the bathroom. Upstairs, to the first floor landing there is a door into bedroom one and an opening to bedroom two. Outside, there is an allocated parking space.

The property is within walking distance to the local amenities and schools located within the sought after area of Kirkhamgate with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Ideal for working couple, first time buyer or those looking to downsize and an early viewings comes highly recommended.



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

ENTRANCE HALL
Composite front entrance door into the entrance hall. Stairs to the first floor landing, door into the lounge.

LOUNGE
14'10" x 13'9" (4.53m x 4.21m)
UPVC double glazed window to the front, central heating radiator, opening into the kitchen and a door to the rear hallway.



KITCHEN
10'10" x 7'10" (3.32m x 2.39m)
UPVC double glazed window to the rear, A range of wall and base units with granite worktops and splashback over, 1 1/2 sink and drainer with mixer tap, space for an electric cooker, space for a fridge freezer, breakfast bar with granite worktops over.

REAR HALLWAY
Door into the bathroom.

BATHROOM
8'0" x 5'2" (2.44m x 1.59m)
Frosted UPVC double glazed window to the rear, central heating radiator, spotlights. A three piece suite with a wall mounted electric shower over the panelled bath, vanity wash hand basin unit, low flush W.C..



FIRST FLOOR LANDING
Frosted UPVC double glazed window to the rear. Doors to two bedrooms.

BEDROOM ONE
15'1" x 8'8" (4.60m x 2.65m)
UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO
9'3" x 7'7" (max) (2.82m x 2.33m (max))
UPVC double glazed window to the front, central heating radiator. The boiler is housed in this room



OUTSIDE
To the front of the property there is an allocated parking space.

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.

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.