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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 9 Mill Chase Close, Alverthorpe, Wakefield, WF2 9SN

### For Sale Freehold £210,000

Situated within a modern development is this well presented three bedroom end town house that has been upgraded throughout boasting new windows and doors, a new boiler, a contemporary shower room and w.c., and fresh carpets, all enhancing its stylish and move in ready appeal.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/diner. The first floor landing leads to three bedrooms and shower room. Outside to the front is a pebbled garden and gated driveway providing off road parking for three vehicles. To the rear is an enclosed lawned garden incorporating raised decked patio area, perfect for outdoor dining.

Conveniently located close to local amenities such as shops and schools, with nearby bus routes and excellent access to the motorway network and Wakefield city centre. Wakefield Westgate train station can also be within easy walking distance.

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





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing and doors to the downstairs w.c. and living room.

### W.C.

2'10" x 5'8" [max] x 4'7" [min] [0.87m x 1.74m [max] x 1.42m [min]]  
Concealed cistern low flush w.c., ceramic wash basin with mixer tap, UPVC double glazed frosted window to the front and anthracite ladder style radiator.

### LIVING ROOM

12'6" x 13'3" [max] x 7'6" [min] [3.82m x 4.05m [max] x 2.3m [min]]  
Set of double doors to the kitchen/diner, UPVC double glazed window to the front and two central heating radiators.



### KITCHEN/DINER

9'0" x 15'8" [2.75m x 4.78m]

Range of wall and base units with laminate work surface over, sink

and drainer with mixer tap and tiled splash back. Integrated oven, integrated fridge/freezer and integrated washing machine. Understairs storage cupboard, UPVC double glazed window and French doors to the rear garden, central heating radiator



### FIRST FLOOR LANDING

Loft access, storage cupboard housing the boiler, UPVC double glazed window to the side and doors to three bedrooms and shower room.

### BEDROOM ONE

12'4" x 9'6" [max] x 6'10" [min] [3.78m x 2.91m [max] x 2.09m [min]]  
UPVC double glazed window to the rear and central heating radiator.



### BEDROOM TWO

10'0" x 9'6" [max] x 6'9" [min] [3.05m x 2.92m [max] x 2.07m [min]]  
UPVC double glazed window to the front and central heating radiator.



### BEDROOM THREE

6'10" x 8'8" [max] x 5'6" [min] [2.1m x 2.65m [max] x 1.68m [min]]  
Overstairs storage cupboard, UPVC double glazed window to the front and central heating radiator.

### SHOWER ROOM/W.C.

5'6" x 6'7" [1.69m x 2.01m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower. UPVC double glazed frosted window to the rear, extractor fan and chrome ladder style radiator.



### OUTSIDE

To the front is a low maintenance pebbled garden and gated driveway providing off road parking for three vehicles. To the rear is a lawned garden with raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.