Richard Kendall
Estate Agent

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9 Allerton Road, Wakefield, WF2 7FD

For Sale Freehold £300,000

A beautifully presented three bedroom semi detached family home, occupying an enviable corner plot within this popular modern development on the fringe of Crigglestone. Finished to an impressive standard throughout, the property combines stylish contemporary interiors with practical family living and benefits from an en suite to the principal bedroom, generous off road parking and an attractive enclosed rear garden complete with a substantial timber summer house.

Benefitting from a gas fired central heating system and sealed unit double glazed windows, the accommodation is approached via a welcoming entrance hall with a useful cloaks cupboard. The impressive dining kitchen is positioned to the front of the property and features a square bay window, together with a comprehensive range of contemporary units, glazed splashbacks and integrated appliances. The hallway also provides access to a guest cloakroom and a cleverly designed utility cupboard with space and plumbing for a washing machine. Spanning the rear of the property is the spacious living room, where bi-folding doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor living spaces. To the first floor, the principal bedroom benefits from its own en suite shower room, while two further well proportioned bedrooms are served by a stylish and well appointed family bathroom. Externally, the property occupies an attractive corner plot with side by side parking spaces to the front and a neat garden which continues around the side of the home. To the rear is a generous enclosed garden featuring a paved patio and lawn, providing an ideal setting for outdoor dining, entertaining and family enjoyment. At the head of the garden is a substantial timber summer house, offering excellent potential as a home office, entertaining space, gym or hobby room, together with a separate storage shed.

The property is situated within a popular modern development on the fringe of Crigglestone, within easy reach of a good range of local shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Wakefield city centre, which also offers mainline rail connections, while excellent access to the national motorway network makes the location particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate the presentation, generous corner plot and excellent family accommodation this impressive home has to offer.

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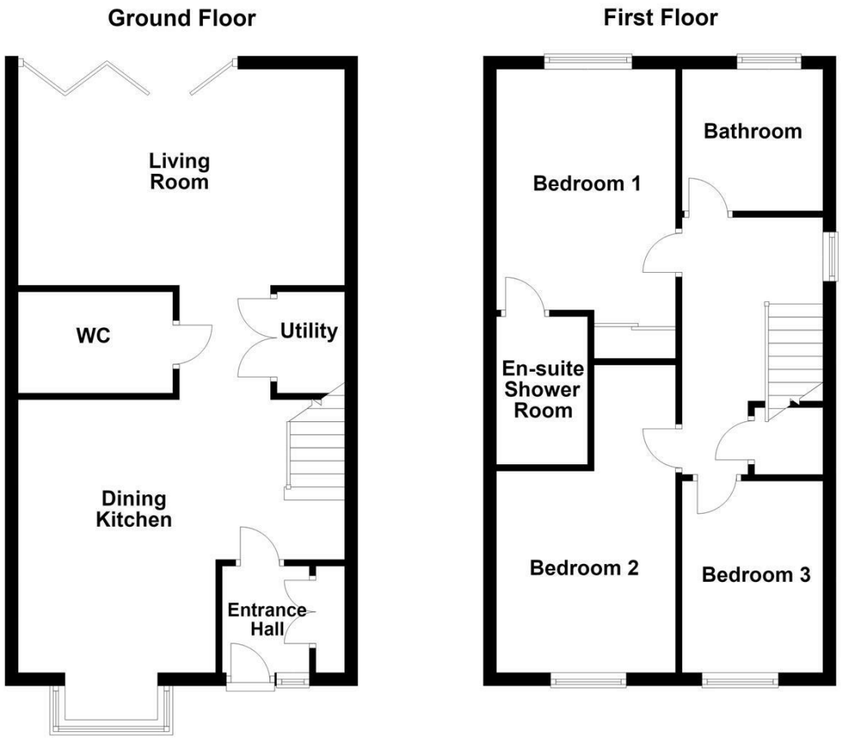
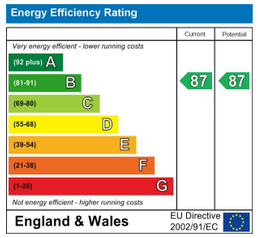




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

RECEPTION HALL
6'2" x 4'7" (1.90m x 1.40m)
Composite front entrance door with full height glazed side screen leading into the reception hall. Central heating radiator and useful built-in cloak cupboard.

DINING KITCHEN
13'5" x 7'10" (4.10m x 2.40m)
Square bay window overlooking the front elevation and central heating radiator. Fitted with an attractive range of contemporary wall and base units with laminate work surfaces over, matching upstands and glazed splashbacks. Inset stainless steel sink unit, four ring gas-on-glass hob with extractor hood above, built-in oven, combination microwave, integrated fridge freezer and integrated dishwasher. Useful understairs utility cupboard with space and plumbing for a washing machine.

W.C.
7'10" x 5'2" (2.40m x 1.60m)
Fitted with a modern two piece white and chrome suite comprising wall mounted wash basin and low flush W.C. with concealed cistern. Part tiled walls, laminate vinyl flooring, central heating radiator and extractor fan.

LIVING ROOM
16'4" x 10'9" (5.00m x 3.30m)
Central heating radiator and wide five panel bi-folding doors opening directly onto the rear patio and garden.

FIRST FLOOR LANDING
Spacious landing with window overlooking the side elevation, central heating radiator, loft access hatch and useful overstairs storage cupboard.

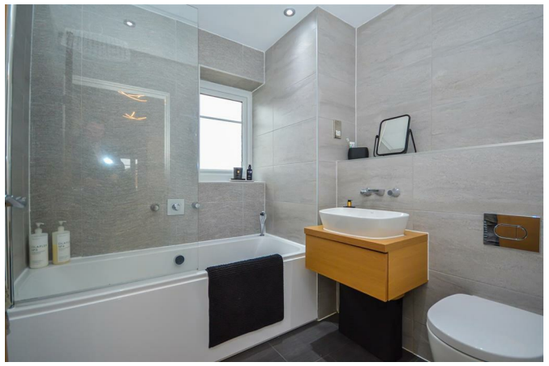
BEDROOM ONE
12'1" x 9'2" (3.70m x 2.80m)
Window overlooking the rear garden and central heating radiator. Useful recess incorporating a double fronted built-in wardrobe.

EN SUITE SHOWER ROOM/W.C.
7'6" x 4'7" (2.30m x 1.40m)
Part tiled walls and fitted to an excellent standard with a high quality three piece suite comprising wide shower enclosure with twin head shower and remote control, glazed shower screen, vanity wash basin with drawer storage beneath and low flush W.C. with concealed cistern. Chrome ladder style heated towel radiator and extractor fan.

BEDROOM TWO
10'2" x 8'10" (3.10m x 2.70m)
Window overlooking the front elevation and central heating radiator. Deep recess providing space for a wardrobe.

BEDROOM THREE
9'2" x 7'2" (2.80m x 2.20m)
Window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
7'2" x 6'10" (2.20m x 2.10m)
Fitted to a high standard with a quality three piece suite comprising double ended panelled bath with hand shower attachment and separate rainfall overhead shower with glazed screen, wash basin with drawer storage below and low flush W.C. with concealed cistern. Part tiled walls, chrome ladder style heated towel radiator, frosted window overlooking the rear elevation and extractor fan.



OUTSIDE
To the front is a tarmacadam driveway providing off road parking for two vehicles. To the rear is a paved patio area leading onto a good sized lawned garden with established beds and borders. Beyond the main garden is a substantial timber summer house with adjoining storage shed.

COUNCIL TAX BAND
The council tax band for this property is TBC.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.