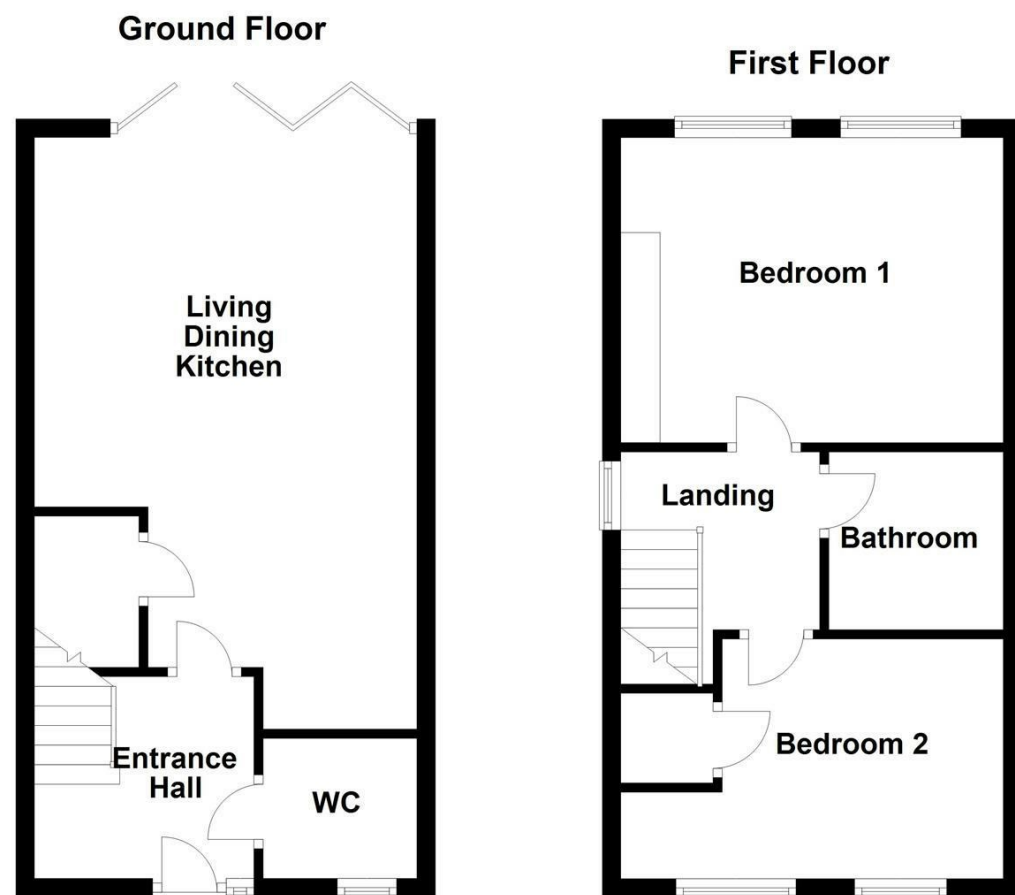




WAKEFIELD  
01924 291 294

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01924 260 022

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## 12 Allerton Road, Wakefield, WF2 7FB

For Sale Freehold £225,000

A deceptively spacious contemporary style two bedroom semi detached house with open plan living to the ground floor incorporating bi-folding doors out to a lovely rear garden.

With a gas fired central heating system and concealed unit with double glazed windows, this comfortable home is approached from the front into a welcoming reception hall which has a guest w.c. to the side. The remainder of the ground floor is devoted to a large living dining kitchen which is fitted to a lovely standard and has bi-folding doors leading out onto the rear garden. To the first floor there are two well proportioned double bedrooms served by a well appointed family bathroom. Outside, the property has two parking spaces and a modest garden to the front, whilst round to the rear there is a lawned garden, sitting area, well stocked beds and borders and a useful wooden shed.

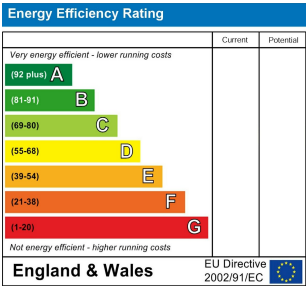
The property is situated in this popular residential area within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

**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,  
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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

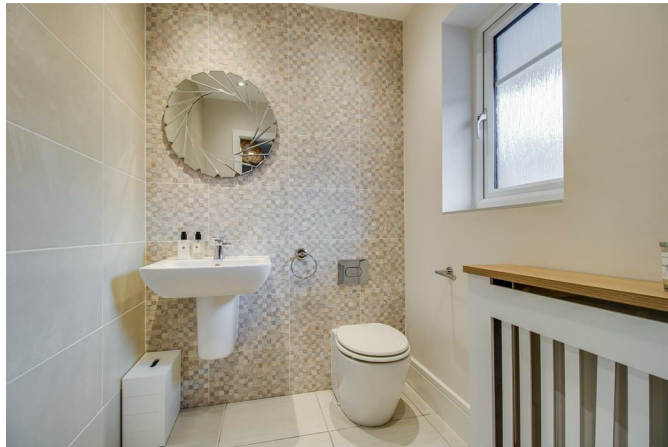
### RECEPTION HALL

Composite front entrance door with side screen, tiled floor, central heating radiator and stairs to the first floor.

### DOWNSTAIRS W.C.

5'6" x 4'11" [1.7m x 1.5m]

Frosted window to the front, part tiled walls and floor. Central heating radiator. Two piece white and chrome suite comprising concealed low flush w.c. and wall mounted wash basin.



### LIVING/DINING/KITCHEN

20'11" x 14'5" [max] [6.4m x 4.4m [max]]

Bi-folding doors across the rear taking full advantage of the views over the rear garden. Central heating radiator and ceramic tiled floor. Neat range of contemporary style wall and base units with granite work tops incorporating inset stainless steel sink unit and gas on glass four ring hob with filter hood over. Built in oven and microwave, integrated dishwasher and integrated fridge/freezer. Useful under stair store with space and plumbing for a washing machine.

### FIRST FLOOR LANDING

Window to the side and loft access point. Doors to two bedrooms and the house bathroom.

### BEDROOM ONE

14'5" x 10'9" [4.4m x 3.3m]

Two windows overlooking the rear garden and central heating radiator. Fitted full height wardrobes with three sliding doors.



### BEDROOM TWO

10'9" x 8'6" [3.3m x 2.6m]

Two windows to the front, and central heating radiator. Over stair cupboard that houses the gas fired central heating boiler.



### BATHROOM

6'2" x 6'2" [1.9m x 1.9m]

Comprising a chrome rainfall shower head with ceiling mount, additional wall-mounted shower attachment, and chrome mixer controls. Corner bath with full tiled surround. Wash basin with wall-mounted mixer tap, vanity mirror, and shaving socket. Concealed low-flush WC system. Inserted ceiling spotlights.



### OUTSIDE

To the front the property has two side by side parking spaces and a neat garden area leading up to the front door. A pathway passes the side of the house providing useful storage space and round to the rear. To the rear, there is a paved patio, attractive lawned garden, planted border to the right-hand side, rockery area, timber shed, and enclosed fencing on all three sides.



### 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.