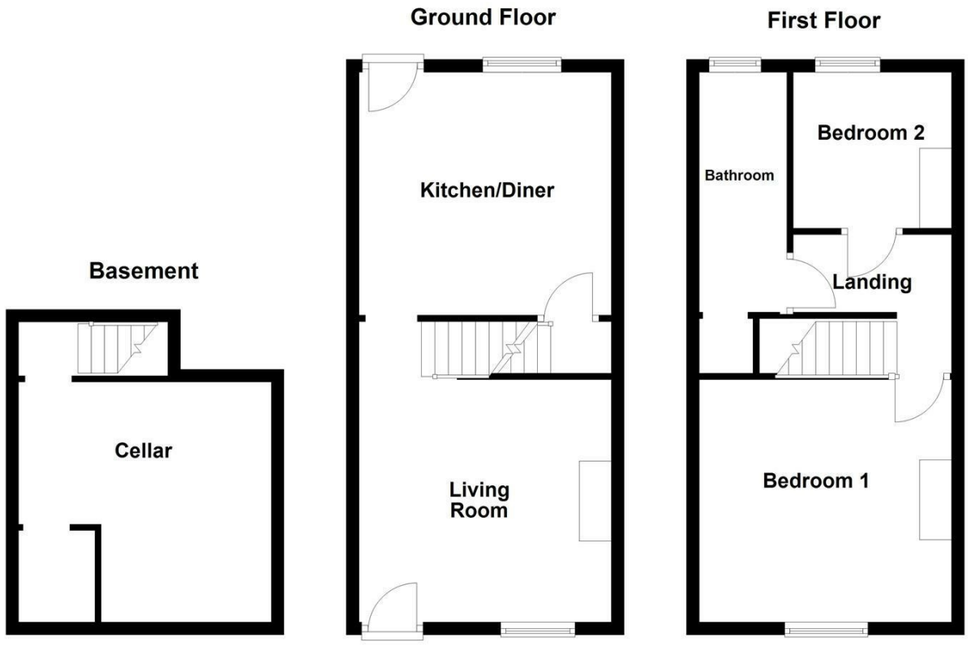

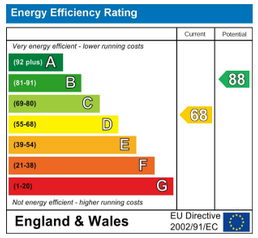

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 Longfield Terrace, Wakefield, WF2 9PR

For Sale Freehold £135,000

In the Alverthorpe area of Wakefield is this two bedroomed mid terraced property. Well presented throughout including a four piece suite bathroom and an attractive low maintenance enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises of entry through a frosted UPVC double glazed front door into the living room. The living room opens to the kitchen dining room and stairs to the first floor landing. The kitchen diner provides access to the rear garden through a frosted UPVC double glazed door and the cellar. Upstairs, to the first floor landing there is doors to two bedrooms and the house bathroom. Outside, to the front of the property, there is a buffer garden which is mainly concrete with planted beds and walls surrounding with a set of iron double gates providing access. To the rear of the property the garden is low maintenance and mainly slate and incorporates a paved patio area, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by walls and timber fencing with a timber gate at the rear, ideal for pets and children.

The property is well placed to local amenities including shops and schools, with local bus routes nearby. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal the potential on offer and an early viewing comes highly recommended.

ACCOMMODATION

LIVING ROOM
15'5" x 12'11" (max) x 11'8" (min) (4.7m x 3.95m (max) x 3.58m (min))
Frosted UPVC double glazed front door into the living room. UPVC double glazed window to the front, central heating radiator, decorative fireplace with stone hearth, brick surround and wooden mantle. Stairs providing access to the first floor landing, opening into the kitchen diner.

KITCHEN DINER
12'9" x 12'4" (3.9m x 3.78m)
UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, coving to the ceiling, door to the cellar, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above. Integrated oven, space and plumbing for washing machine, space for an American style fridge freezer.

CELLAR
12'5" x 13'0" (3.81m x 3.97m)
Spotlights, extractor, gas and electric meters.

FIRST FLOOR LANDING
Coving to the ceiling. Doors to two bedrooms and the house bathroom.

BEDROOM ONE
12'3" x 12'11" (max) x 12'1" (min) (3.75m x 3.95m (max) x 3.7m (min))
UPVC double glazed window to the front, central heating radiator.

BEDROOM TWO
8'4" x 8'0" (max) x 7'2" (min) (2.55m x 2.44m (max) x 2.2m (min))
UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM
15'5" x 4'7" (max) x 2'5" (min) (4.7m x 1.4m (max) x 0.75m (min))
Frosted UPVC double glazed window to the rear, central heating radiator, partial tiling. Low flush W.C., pedestal wash basin, panelled bath, separate shower cubicle with electric showerhead attachment.

OUTSIDE
To the front of the property there is a buffer garden which is mainly concrete with planted beds and walls surrounding with a set of iron double gates providing access. To the rear of the property the garden is low maintenance and mainly slate and incorporates a paved patio area, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by walls and timber fencing with a timber gate at the rear, ideal for pets and children.

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.