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#### IMPORTANT NOTE TO PURCHASERS

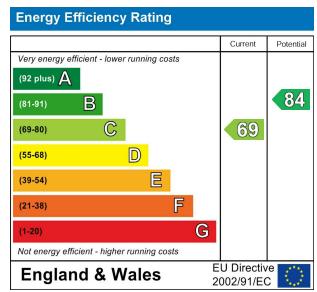
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 27 Weavers Chase, Alverthorpe, Wakefield, WF2 9UE

For Sale Freehold £287,500

Superbly appointed throughout is this spacious and modern three bedroom detached family home offered for sale with no chain and vacant possession benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, lounge, dining room, kitchen, utility room and downstairs w.c. The first floor landing leads to three bedrooms [two of which are large doubles with bedroom one having en suite facilities] and modern house bathroom. Outside to the front is a low maintenance garden and driveway providing off street parking leading to the garage. There is an attractive lawned garden to the rear incorporating flagged patio area.

The property is well placed to local amenities including shops and good schools with Outwood Primary Academy in Kirkhamgate rated 'Outstanding' by Ofsted. Local bus routes nearby and good access to the motorway network.

Simply a fantastic home, ideal for the working couple or family looking to gain access onto the property market. In addition, there is also further potential to extend subject to consent and a viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance door, radiator, stairs to the first floor landing, UPVC double glazed window to the side and door to the lounge.

### LOUNGE

13'4" x 10'6" [4.07m x 3.21m]

Gas fire with marble back, hearth and modern surround. UPVC double glazed window to the front, radiator, coving to the ceiling, door to the understairs storage and archway into the dining room.



### DINING ROOM

10'1" x 8'3" [3.08m x 2.54m]

UPVC double glazed bay window to the rear, radiator, coving to the ceiling and door to the modern fitted kitchen.



### KITCHEN

9'0" x 8'1" [2.75m x 2.47m]

Range of modern fitted wall and base units with work surface over incorporating 11/2 stainless steel sink and drainer with mixer tap, space for fridge/freezer, integrated Neff 'self-cleaning' slide oven and grill, four ring gas hob with contemporary filter hood above. UPVC double glazed window to the rear and archway into the utility room.

### UTILITY ROOM

4'11" x 5'5" [1.52m x 1.67m]

Range of modern fitted wall and base units with work surface over, plumbing for a washing machine and radiator. Door to the rear and door to the downstairs w.c.

### W.C.

2'11" x 5'0" [0.91m x 1.54m]

Low flush w.c., wash basin, radiator and UPVC double glazed frosted window to the side.

### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and bathroom.

### BEDROOM ONE

8'4" x 12'3" [2.56m x 3.74m]

Fitted wardrobes to one side of the wall, UPVC double glazed window to the rear, radiator and door to en suite shower room.



### EN SUITE

5'1" x 8'8" [1.55m x 2.65m]

Low flush w.c., wash basin, walk in shower cubicle with mixer shower, UPVC double glazed frosted window to the front, laminate flooring and shaving point.

### BEDROOM TWO

11'9" x 10'6" [min] x 13'8" [max] [3.60m x 3.21m [min] x 4.17m [max]]

Three UPVC double glazed windows to the front, radiator and door to airing cupboard.



### BEDROOM THREE

9'11" x 6'3" [3.03m x 1.92m]

UPVC double glazed window to the rear and radiator.

### BATHROOM/W.C.

5'6" x 6'9" [1.69m x 2.07m]

Low flush w.c., vanity wash hand basin and panelled bath. UPVC double glazed frosted window to the rear and radiator.



### OUTSIDE

To the front is a low maintenance pebbled garden and driveway providing off street parking for two vehicles leading to the garage with up and over door. To the rear is an attractive garden, well stocked with plants, trees and shrubs bordering incorporating flagged patio area with timber framed summerhouse.



### GARAGE

17'4" x 8'2" [5.30m x 2.50m]

Fuse box housed here, light and power.

### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.