



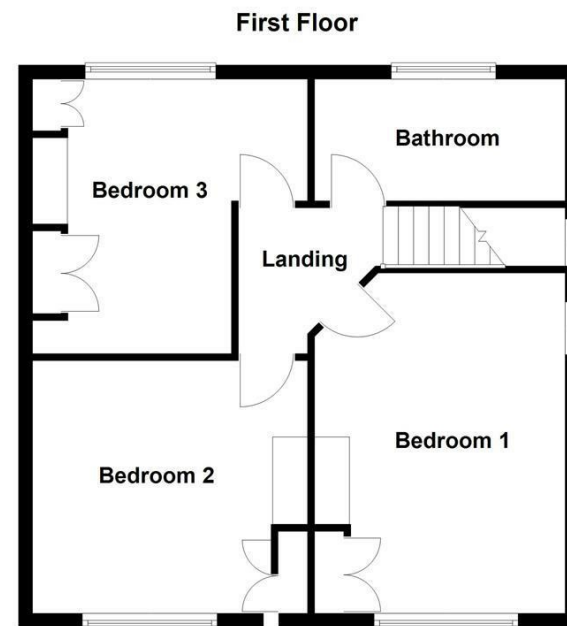
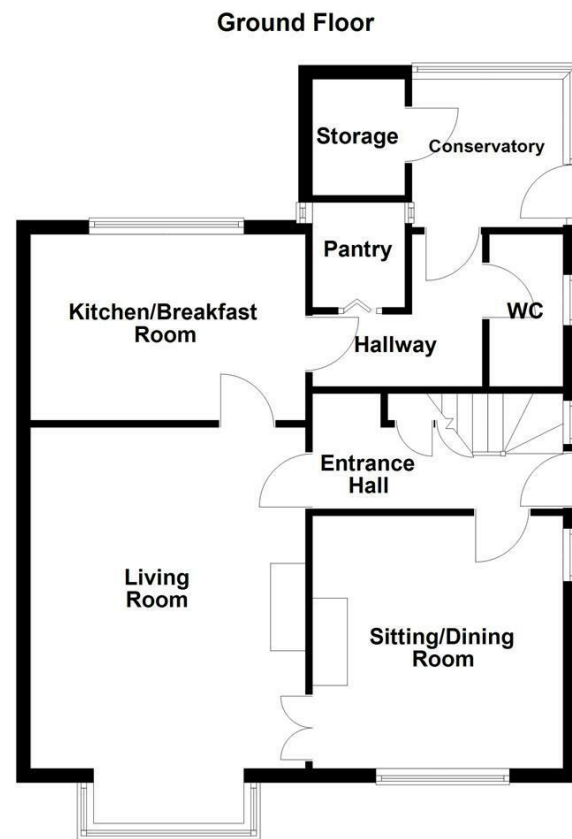
WAKEFIELD  
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OSSETT  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**81 Alverthorpe Road, Wakefield, WF2 9PQ**

**For Sale Freehold £250,000**

Situated on the outskirts of Wakefield city centre, this deceptively spacious three bedroom semi detached property offers an excellent opportunity for buyers seeking a home with outstanding potential. While the property would benefit from a degree of modernisation, it boasts generous reception space, and attractive front, side, and rear gardens, making it a property not to be missed.

The accommodation briefly comprises an entrance hall with staircase access to the first floor and internal doors leading to the living room and dining room. The living room provides further access to the dining room and flows through to the kitchen/breakfast room. From here, a rear hallway gives access to a pantry cupboard, a downstairs WC, and a conservatory, which in turn leads to outdoor storage and the enclosed rear garden. To the first floor, the landing provides access to three bedrooms and the house bathroom. Externally, the front garden is predominantly laid to lawn with established planted borders and wraps around to the side elevation. A stone paved driveway offers off road parking for at least two vehicles and leads to a single detached garage with an up and over door, alongside additional space suitable for a garden shed. The rear garden is mainly lawned and features a paved pathway, ideal for outdoor dining and entertaining, complemented by raised planted beds and a further timber-built shed.

Alverthorpe Road is well positioned for a wide range of purchasers, including first time buyers, growing families, and professional couples. A variety of local amenities, shops, and schools are within walking distance, with Wakefield city centre offering an extensive selection of facilities and transport links. The area benefits from convenient local bus routes, a central bus station, and two train stations providing connections to major cities including Leeds, Manchester, and London. For commuters, both the M1 and M62 motorways are easily accessible, ensuring excellent connectivity further afield.

Only a full internal inspection will truly reveal the space and potential this home has to offer. Early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Frosted UPVC double glazed window to the side, along with a composite side entrance door incorporating frosted glass. Coved ceiling, picture rail, central heating radiator, staircase rising to the first floor with useful under-stairs storage, and doors providing access to the dining sitting room and living room.

### SITTING/DINING ROOM

11'10" x 12'0" [max] x 10'7" [min] [3.63m x 3.68m [max] x 3.25m [min]]  
Two UPVC triple glazed windows positioned to the front and side elevations. Coved ceiling, ceiling rose, picture rail, connecting doors to the living room, central heating radiator, and a wall-mounted electric heater.

### LIVING ROOM

12'11" x 18'6" [max] x 6'6" [min] [3.96m x 5.65m [max] x 2.0m [min]]  
Door leading through to the kitchen breakfast room. Central heating radiator. Decorative fireplace with tiled hearth and surround with wooden mantel. UPVC double glazed box bay window overlooking the front aspect.



### KITCHEN/BREAKFAST ROOM

12'11" x 8'10" [3.95m x 2.70m]  
UPVC double glazed window to the rear elevation and door leading to a further hallway. Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink and drainer with mixer tap, tiled splashbacks, four ring induction hob with extractor hood above, and integrated double oven. Plumbing for a washing machine and space for an under-counter fridge/freezer.

### HALLWAY

Central heating radiator, pantry cupboard, doors leading to the downstairs WC, and a composite door providing access to the conservatory.

### PANTRY CUPBOARD

4'7" x 4'11" [1.40m x 1.50m]  
Brick frame construction with frosted single-pane windows to either side and a range of fitted shelving.

### DOWNSTAIRS W.C.

5'8" x 2'11" [1.75m x 0.90m]  
Frosted UPVC double glazed window to the side elevation. Concealed cistern WC, built-in wash basin with mixer tap, and tiling to walls.

### CONSERVATORY

7'6" x 6'11" [2.30m x 2.12m]  
UPVC double glazed surround with a UPVC double glazed door providing access to the garden, along with access to a useful brick-built storage area.

### FIRST FLOOR LANDING

Provides access to three bedrooms and the house bathroom.

### BEDROOM ONE

11'10" x 15'7" [max] x 9'7" [min] [3.62m x 4.76m [max] x 2.93m [min]]  
Two uPVC double glazed windows positioned to the front and side elevations. Decorative cast iron fireplace, range of fitted wardrobes and storage units, and additional fitted cupboards within the chimney breast recess.



### BEDROOM TWO

11'11" x 12'11" [max] x 11'5" [min] [3.65m x 3.95m [max] x 3.48m [min]]  
UPVC double glazed window to the front elevation, central heating radiator, and fitted storage cupboard.



### BEDROOM THREE

12'11" x 13'2" [max] x 8'11" [min] [3.96m x 4.03m [max] x 2.72m [min]]  
UPVC double glazed window to the rear elevation, central heating radiator, and a range of fitted wardrobes and storage units.

### BATHROOM

5'6" x 11'9" [1.70m x 3.60m]  
Frosted UPVC double glazed window to the rear elevation, chrome

heated towel radiator. Fitted suite comprising WC, wash basin set within vanity storage, panelled bath with shower attachment, and separate shower cubicle with mains-fed shower, glass screen, wet wall panelling, and partial tiling.



### OUTSIDE

To the front of the property is a well maintained garden with mature shrub borders and wall surround. Iron double gates provide access to a stone paved driveway offering off street parking for multiple vehicles and leading to a single garage with manual up-and-over door. The side garden offers a generous lawned area with mature trees and shrubs, enclosed by a combination of stone walling and timber fencing. To the rear, the garden features lawned sections, raised planted beds, and a paved patio seating area ideal for outdoor dining and entertaining. There is also access to a timber-built shed.



### 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.