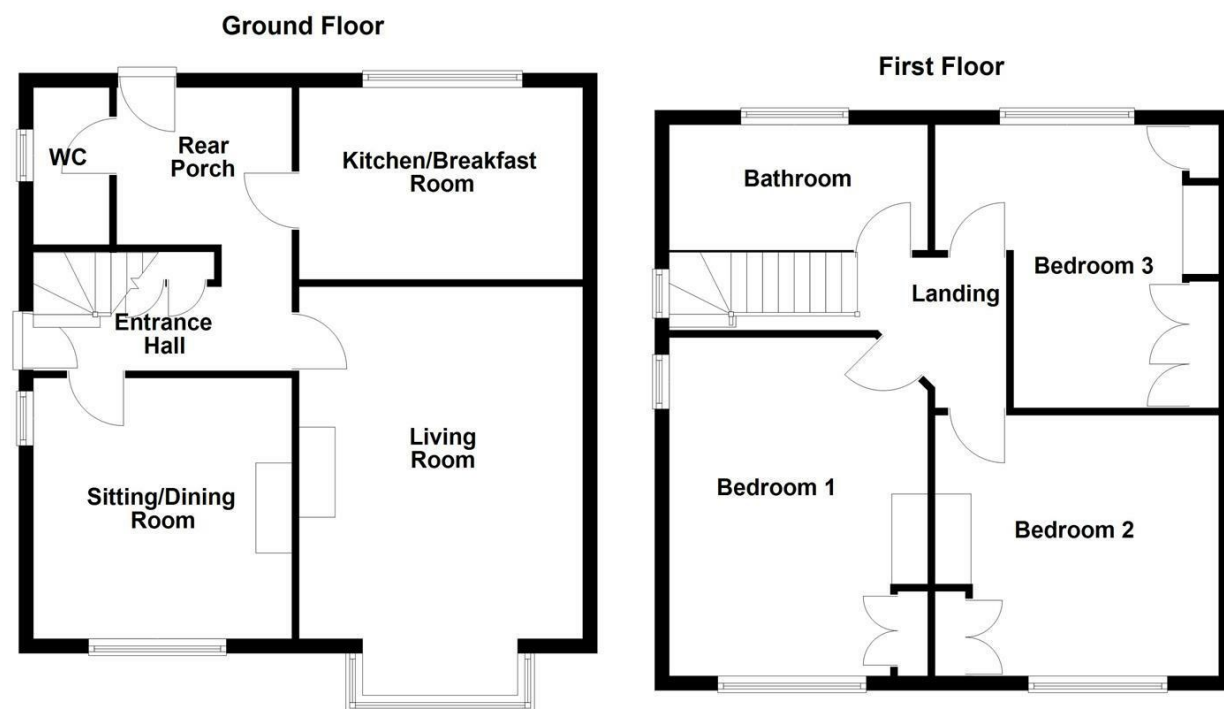


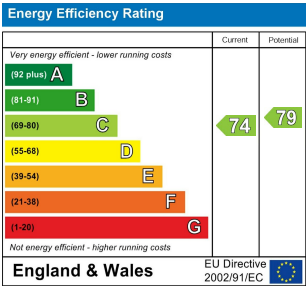


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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01977 798 844



79 Alverthorpe Road, Wakefield, WF2 9PQ

For Sale Freehold £275,000

Enjoying a substantial corner plot, this well presented and spacious three bedroom semi detached home benefits from an enclosed driveway and detached garage. The property offers gas central heating and UPVC double glazing throughout.

The accommodation is accessed via an entrance hall with useful under stairs storage, the sitting/dining room, the living room and the kitchen diner, complemented by a rear porch providing access to a downstairs WC. Upstairs, to the first floor landing there is access to three double bedrooms and a modern house bathroom. Externally, the property boasts an attractive enclosed lawned front garden with planted borders, bounded by solid built walls. The garden wraps around to the side, where a central block paved pathway leads to a timber gate opening onto the roadside, with a combination of solid walls and timber panel fencing enclosing the plot. Double timber gates provide access to a block paved driveway offering ample off road parking for several vehicles, leading to a single detached garage with a manual up-and-over door.

Ideally located within walking distance of local amenities and well regarded schools, the property is also conveniently positioned close to Wakefield Train Station and offers excellent access to the M1 and M62 motorway networks, making it ideal for commuters. This is a quality home that must be viewed early to be fully appreciated.



ACCOMMODATION

ENTANCE HALL

Composite side entrance door leads into the entrance hall, glazed frosted sunlight above the door and a stairs to the first floor landing, timber clad walls extending to the ceiling, and two doors providing access to the understairs storage cupboards. There is also access to the rear porch and doors leading into the sitting/dining room and the living room.

SITTING/DINING ROOM

11'10" x 11'11" [3.62m x 3.64m]

Two UPVC double glazed windows to the side and front, a marble hearth with matching interior and wooden decorative surround, ceiling rose.



LIVING ROOM

12'11" x 19'2" [max] x 16'2" [min] [3.94m x 5.86m [max] x 4.93m [min]]

UPVC double glazed window to the front, a tiled hearth, and a centrally heating radiator.



REAR PORCH

7'2" x 8'4" [2.19m x 2.56m]

UPVC double glazed door leading out to the rear, a glazed frosted sunlight above, two doors provide access to the downstairs WC and the kitchen/breakfast room.

DOWNSTAIRS W.C.

2'9" x 5'6" [0.85m x 1.69m]

UPVC double glazed frosted window to the side, fully tiled floor and walls, fitted with a low flush WC and double built-in wall-mounted cupboard housing the combi boiler.

KITCHEN/BREAKFAST ROOM

12'6" x 8'10" [3.82m x 2.71m]

Comprising a range of wall and base units with laminate work surfaces and tiled splashbacks, breakfast bar with a central heating radiator underneath, space for a large fridge freezer, plumbing for a washing machine, a 1½ stainless steel sink with drainer and mixer tap with swan neck, an integrated oven and grill with gas hob, and a cooker hood above.

FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side, loft access, and four doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 15'8" [3.66m x 4.79m]

Two UPVC double glazed windows to the front and side, central heating radiator, and a built in double wardrobe with storage cupboards above.



BEDROOM TWO

12'11" x 12'0" [3.95m x 3.67m]

UPVC double glazed window to the front, central heating radiator, and a built in double wardrobe with double doored storage cupboards above.



BEDROOM THREE

13'2" x 11'10" [max] x 8'4" [min] [4.02m x 3.61m [max] x 2.56m [min]]

UPVC double glazed window to the rear, central heating radiator, a built in double wardrobe with storage cupboards above, and two additional built in single wardrobes.



BATHROOM

5'9" x 11'10" [1.76m x 3.63m]

Frosted UPVC double glazed window to the rear, chrome heated towel rail, spotlights, fully tiled shower area and half tiled walls. Comprising a four piece suite including a freestanding roll top bath with claw feet and central mixer tap with shower attachment, a large ceramic wash basin with chrome mixer tap built into high gloss vanity cupboards with chrome handles, a low flush WC with concealed cistern, and an enclosed corner shower cubicle with folding glass door, mixer shower, and rainfall shower head.



OUTSIDE

To the front of the property is an attractive lawned garden with planted borders and decorative brick boundary walls. This flows around to a side garden with a central block paved pathway leading to a timber gate to the roadside, enclosed by solid brick boundary walls and timber fencing. Double timber gates provide access to a large block paved driveway offering parking for several vehicles, along with a single detached garage featuring a manual door and a timber single glazed window to the side.



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.