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



48 Alverthorpe Road, Wakefield, WF2 9PD

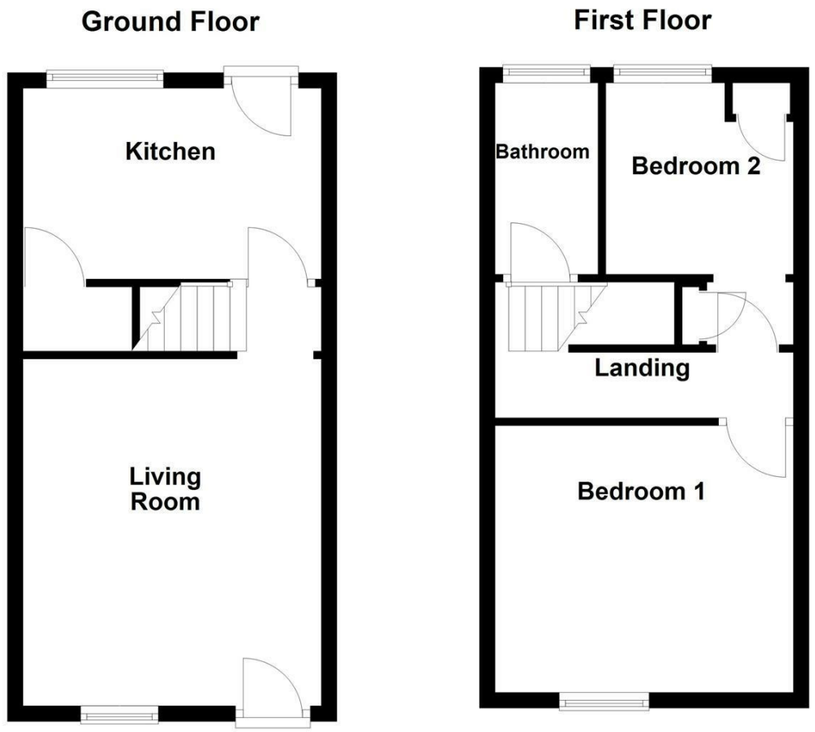
For Sale Freehold £120,000

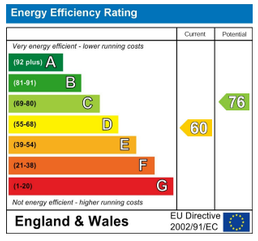
Situated only a short distance from Wakefield city centre is this two bedroom mid terrace property benefitting from low maintenance gardens, UPVC double glazing and gas central heating.

The property briefly comprises of the living room, inner hallway leading to the kitchen and stairs leading down to the storage cellar. The first floor landing leads to two bedrooms and three piece house bathroom. Externally there are low maintenance gardens to the front and rear with a brick built storage outhouse to the rear.

The property is ideally located for all shops and amenities that Wakefield has to offer, as well as being a short distance from Wakefield Westgate train station and the motorway network for those looking to commute further afield.

This property would make a fantastic first time home or investment and a viewing is highly recommended.





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.



ACCOMMODATION

LIVING ROOM
14'7" x 12'7" (4.46m x 3.84m)
UPVC front entrance door, UPVC double glazed window to the front, central heating radiator and an opening through to the inner hallway.



HALLWAY
Stairs to the first floor landing and door through to the kitchen.

KITCHEN
12'7" x 8'0" (3.84m x 2.45m)
Range of wall and base units with stainless steel sink and drainer unit, space for a fridge/freezer, space for a cooker and space for a washing machine. UPVC double glazed window and door to the rear, central heating radiator and stairs leading down to the storage cellar.

FIRST FLOOR LANDING
Doors to two bedrooms and bathroom.

BEDROOM ONE
12'7" x 11'3" (3.84m x 3.43m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO
8'0" x 7'10" (2.46m x 2.41m)
UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard housing the boiler.



BATHROOM/W.C.
8'0" x 4'3" (2.46m x 1.32m)
Three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear and central heating radiator.



OUTSIDE
To the front is a paved yard with gated entry leading to the entrance door. To the rear is a low maintenance garden with rear access and brick outhouse for storage.



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.

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.