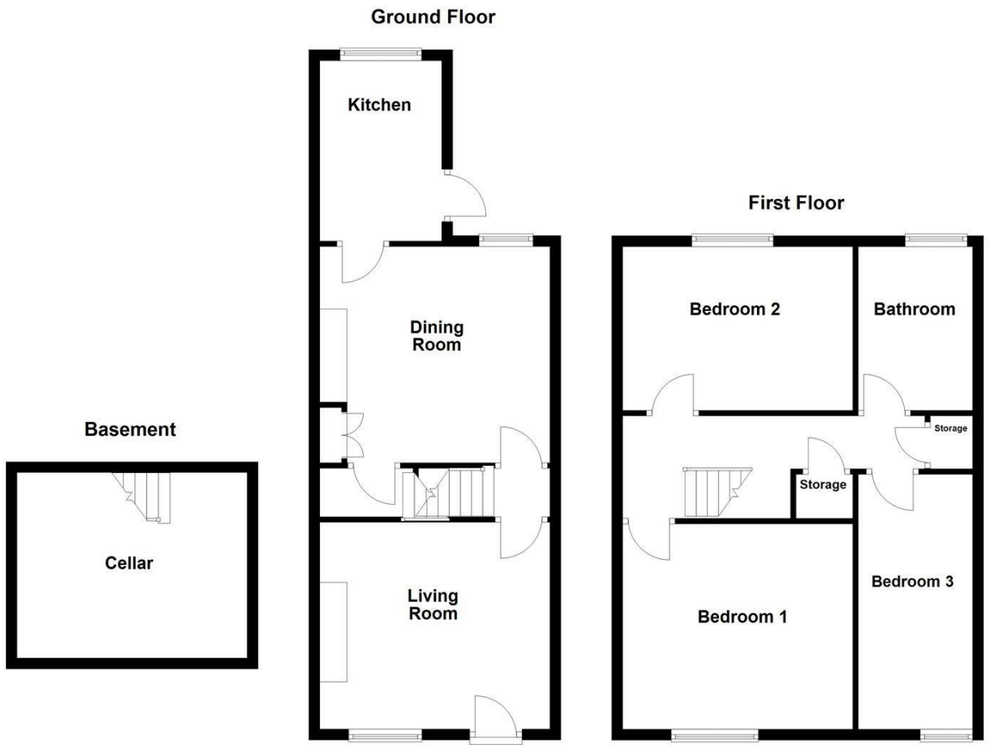

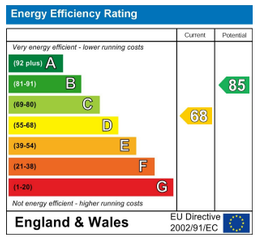

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

9 Alverthorpe Road, Wakefield, WF2 9NW

For Sale Freehold Offers Over £160,000

Situated on Alverthorpe Road in Wakefield is this three bedroom mid terrace property, offering spacious and versatile living accommodation, UPVC double glazing throughout, full gas central heating, a new boiler which was installed last year and an enclosed rear garden.

The ground floor features a living room with a fireplace and a door providing access into the inner hallway which leads to the first floor landing via the stairs and the dining room. The dining room leads through to the rear extension kitchen and provides access to stairs which lead down to the lower ground floor, where a highly useful cellar room can be found. The kitchen also provides access out to the rear garden. To the first floor, a landing gives access to three bedrooms, two being double and a house bathroom fitted with a three piece suite. Externally, the property benefits from direct access at the front with on street parking available. To the rear, there is a low maintenance block paved garden with a paved patio area, enclosed by secure fencing and solid brick walls.

The property is ideally situated within walking distance of local shops, schools, and amenities, with regular bus routes providing easy access to Wakefield city centre. Wakefield Westgate train station is also close by, offering excellent commuter links.

This property is offered with no onward chain and is highly recommended for internal viewing.

ACCOMMODATION

LIVING ROOM
12'11" x 13'8" (3.94m x 4.19m)
UPVC entrance door leading into the spacious living room. UPVC double glazed window to the front, double central heating radiator, and a door leading through to the inner hallway.

INNER HALLWAY
The inner hallway has stairs rising to the first floor and access through to the dining room.

DINING ROOM
13'8" x 12'11" (4.19m x 3.96m)
UPVC double glazed window to the rear, wall mounted electric heater, single central heating radiator, built in storage, and access to the stairwell leading down to a useful cellar storage area. Access is also provided through to the rear extension kitchen.

KITCHEN
9'4" x 7'1" (2.85m x 2.17m)
Fitted with a range of wall and base units incorporating a stainless steel sink and drainer with chrome mixer tap. There is space for a freestanding cooker and plumbing for an under counter washing machine. The kitchen benefits from tiled flooring, a UPVC double glazed window to the rear, and a UPVC double glazed door providing access to the rear garden. The kitchen is part of a rear extension which was completed many years ago.

FIRST FLOOR LANDING
To the first floor, the landing provides access to three bedrooms and the house bathroom. The landing also benefits from two useful storage cupboards and a single central heating radiator.

BEDROOM ONE
12'3" x 13'0" (3.75m x 3.98m)
UPVC double glazed window to the front and double central heating radiator.

BEDROOM TWO
12'7" x 12'1" (3.86m x 3.69m)
UPVC double glazed window to the rear and single central heating radiator.

BEDROOM THREE
16'7" x 5'6" (5.08m x 1.69m)
UPVC double glazed window to the front, single central heating radiator, and carpeted flooring.

BATHROOM
9'4" x 5'6" (2.86m x 1.69m)
Fitted with a white three piece suite comprising a P shaped bath, vanity wash hand basin with chrome mixer tap, and a low flush WC. There is a single central heating radiator, vinyl wood effect flooring, a frosted UPVC double glazed window to the rear, and the combination central heating boiler is also located here.

OUTSIDE
Externally, the property benefits from on street parking to the front and a low maintenance enclosed garden to the rear.

PLEASE NOTE
Please note: This property has a flying freehold.

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.

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We have loved living here for its convenient location, friendly neighbours and easy access to Wakefield city centre. The garden is particularly enjoyable in the summer and the area offers excellent transport links for commuting.

The property is deceptively spacious and offers far more accommodation than first appears from the front. In addition to the three bedrooms, there is a useful cellar and storage areas which have been kept clean and well maintained.

The kitchen benefits from a rear extension, creating additional living space and making it larger than many similar properties in the area.

The property also benefits from a modern gas central heating system with a new boiler installed last year, providing efficient heating throughout the home.

With some simple cosmetic updating, such as fresh decoration and new carpets to suit individual tastes, the property offers an excellent opportunity for a buyer to move straight in and make it their own."