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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

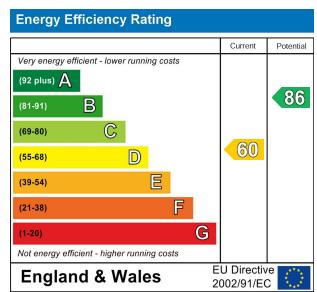
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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.



## 7 Allison Terrace, Kirkhamgate, Wakefield, WF2 0SL

**For Sale Freehold £250,000**

Enjoying stunning views of adjoining countryside looking towards Emley mast is this charming and spacious two bedroom cottage enjoying a tucked away position.

The property briefly comprises of conservatory, kitchen/diner with pantry and living room. To the first floor landing there are two bedrooms and the house shower room. Outside to the front there is an L-shaped patio area and double paved off road parking space in front of the detached double garage. The enclosed rear garden has a water feature pond with further potting shed below with planted borders surrounding. The property enjoys open aspect views over the rolling valleys to Emley Mast providing spectacular views.

The property is within walking distance to the local amenities and schools located within the sought after area of Kirkhamgate with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Ideal for working couple or those looking to downsize and an early viewings comes highly recommended.



#### ACCOMMODATION

##### CONSERVATORY

8'4" x 13'5" [2.55m x 4.10m]

UPVC double glazed windows on all three sides, power and light, central heating radiator, fully tiled floor with tiled upstanding and UPVC double glazed window looking through to the kitchen/diner. Timber stable door leading into the kitchen/diner.



##### KITCHEN/DINER

15'8" x 14'0" [4.78m x 4.28m]

Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 stainless steel sink and drainer with mixer tap, space for a large freestanding fridge/freezer, integrated double oven and grill with separate four ring gas hob and cooker hood above, plumbing and drainage for a washing machine with space under the counter, display cabinets, downlights built into wall cupboards, UPVC double glazed window overlooking the side aspect, central heating radiator and fully tiled floor. Tiled hearth and interior fireplace with solid wooden mantle and original creole above. Timber door providing access to the pantry cupboard with fixed shelving within and feature archway leading into the living room.

##### LIVING ROOM

14'4" x 15'6" [4.39m x 4.74m]

Wood paneling to one wall, original timber beams to the ceiling, UPVC double glazed window overlooking the front aspect, two central heating radiators and electric fire on a tiled hearth with decorative stone chimney breast and solid wooden mantle above. UPVC double glazed frosted window and staircase with handrail leading to the first floor landing.



##### FIRST FLOOR LANDING

Loft access and doors providing access to two bedrooms and house shower room. Double doored storage cupboard providing access into the airing cupboard.

##### BEDROOM ONE

12'4" x 14'9" [3.78m x 4.51m]

Range of fitted wardrobes to one wall, UPVC double glazed window overlooking the front aspect views, central heating radiator and loft access.



##### BEDROOM TWO

9'6" x 14'1" [2.90m x 4.31m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



##### SHOWER ROOM/W.C.

7'10" x 5'8" [2.40m x 1.75m]

Three piece suite comprising enclosed shower cubicle and electric shower within, low flush w.c., sink with two taps built into tiled work surface with vanity cupboards below, part tiled walls, central heating radiator, fully tiled floor and UPVC double glazed frosted window overlooking the side elevation. Coving to the ceiling and wall mounted extractor fan.



##### OUTSIDE

To the front of the property there is an L-shaped paved patio area, perfect for entertaining and dining purposes flowing around the conservatory. There is a planted garden with pebbled pathway that leads through it and cast iron gate providing access onto a double paved off road parking space in

front of the detached double garage with an electric roller door to the front with power and light within. Potting shed to the side with UPVC double glazed door providing access into it. Steps lead down to the pebbled pathway which splits into two with breezeblock walls with cast iron railings on top, making it completely enclosed to the rear. The property enjoys open aspect views over the rolling valleys to Emley Mast providing spectacular views.



##### 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.

##### 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.