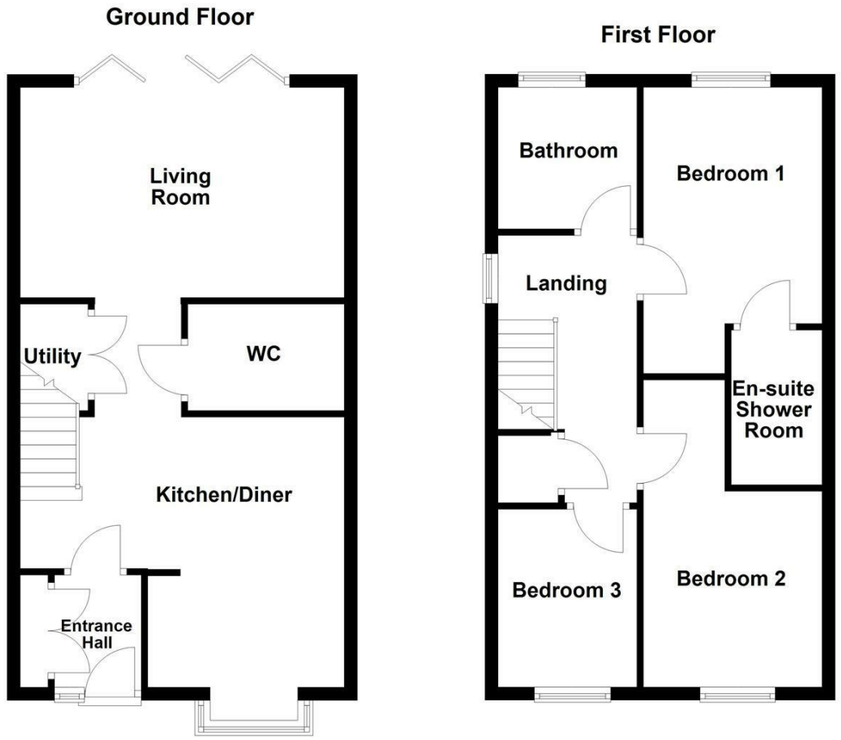
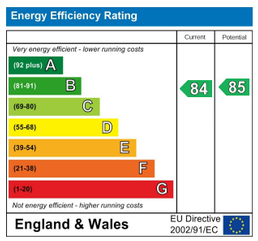
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





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.

42 Allerton Road, Wakefield, WF2 7FB

For Sale Freehold £280,000

Nestled within a sought after modern development is this beautifully presented three bedroom semi detached home. Tastefully decorated and finished to a high standard throughout, the property offers off road parking for two vehicles, and an enclosed rear garden, making it an ideal home for a range of buyers.

The accommodation briefly comprises a welcoming entrance hall with a useful double storage cupboard and access to the contemporary kitchen/diner. The kitchen/diner provides further access to the first floor landing, a spacious living room with French doors to the rear garden, a downstairs WC, and an understairs utility/storage cupboard. To the first floor, the landing provides loft access via a pull down ladder, a storage cupboard housing the boiler, and doors leading to three bedrooms, the principal bedroom benefiting from an en suite shower room, alongside a modern family bathroom. Externally, the property enjoys a low maintenance front garden with a tarmac driveway providing off road parking for two vehicles. To the rear, there is a generous enclosed garden laid mainly to lawn, featuring a raised composite decked patio, perfect for outdoor dining and entertaining, along with planted borders, mature shrubs, and space for a garden shed, all enclosed by fencing, ideal for families with children or pets.

Crigglestone is a highly desirable area, well served by local shops, schools, and regular bus routes. Wakefield city centre and its two train stations, providing direct links to Leeds, Manchester, and London, are easily accessible, while the M1 motorway is just a short drive away, making this an excellent location for commuters.

A perfect family home in a fantastic location, an early viewing is highly recommended to fully appreciate the space, quality, and lifestyle this property has to offer.

ACCOMMODATION

ENTRANCE HALL
4'5" x 5'7" (1.35m x 1.71m)
A frosted composite front door opens into the entrance hall with a central heating radiator and a double storage cupboard. This bright and spacious area provides stairs to the first floor landing, a door to the kitchen/diner, a door to the downstairs w.c., double doors to the utility storage cupboard and an opening to the living room.

KITCHEN/DINER
16'3" x 16'1" (max) x 6'11" (min) (4.96m x 4.92m (max) x 2.12m (min))
Fitted with a range of modern wall and base units with laminate work surfaces over, a stainless steel 1.5 sink and drainer with mixer tap, tiled splashback and a four ring gas hob with partial glass splashback and extractor hood above. Integrated double oven and microwave, space for a fridge freezer and an integrated dishwasher. Two central heating radiators, a UPVC double glazed box window to the front, spotlights and an extractor fan.

W.C.
7'10" x 5'3" (2.40m x 1.62m)
Spotlights, an extractor fan, central heating radiator, a concealed cistern low flush w.c. and a wall-mounted wash basin with mixer tap.

UTILITY
6'1" x 3'4" (1.86m x 1.02m)
Houses the water tank, an extractor fan and provides space and plumbing for a washing machine with a fitted laminate work surface above.

LIVING ROOM
10'6" x 16'4" (3.22m x 5.00m)
Bi-folding doors opening to the rear garden with built in blinds and a central heating radiator.

FIRST FLOOR LANDING
Loft access via a pull-down ladder, a UPVC double glazed window to the side elevation, a central heating radiator, and an overstairs storage cupboard housing the Baxi boiler. Doors lead to three bedrooms and the house bathroom.

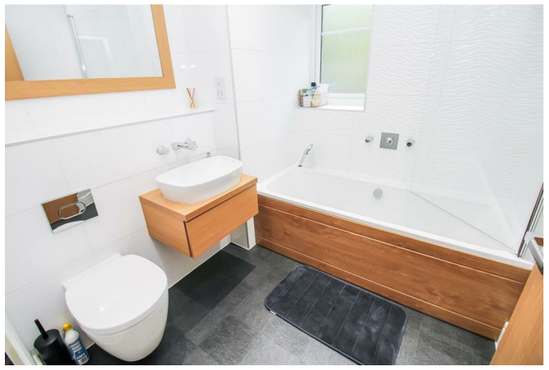
BEDROOM ONE
14'4" x 9'1" (max) x 3'10" (min) (4.37m x 2.77m (max) x 1.17m (min))
UPVC double glazed window to the rear elevation, a central heating radiator and a door through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'9" x 4'6" (2.37m x 1.38m)
Extractor fan, ceiling spotlights, chrome ladder style heated radiator, concealed cistern low flush w.c., ceramic wash basin built into a vanity storage unit with mixer tap and a shower cubicle with electric overhead shower, handheld attachment, and glass shower screen.

BEDROOM TWO
9'1" x 15'7" (max) x 9'10" (min) (2.77m x 4.77m (max) x 3.00m (min))
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM THREE
9'0" x 7'0" (2.76m x 2.15m)
UPVC double glazed window to the front elevation and a central heating radiator.

BATHROOM/W.C.
6'11" x 7'1" (2.13m x 2.17m)
Frosted UPVC double glazed window to the rear, chrome ladder style radiator, spotlights and extractor fan. A concealed cistern low flush w.c, ceramic wash basin built into a vanity storage unit with mixer tap and a panelled bath with mixer tap, mains fed overhead shower and showerhead attachment with glass shower screen.



OUTSIDE
Externally, the front garden is low maintenance, featuring a tarmac driveway providing off road parking for two vehicles. The rear garden is mainly laid to lawn and incorporates a raised composite decked patio area, perfect for outdoor dining and entertaining. There are planted beds with mature shrubs and trees, fully enclosed by fencing, making it ideal for pets and children.

COUNCIL TAX BAND
The council tax band for this property is C.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.