



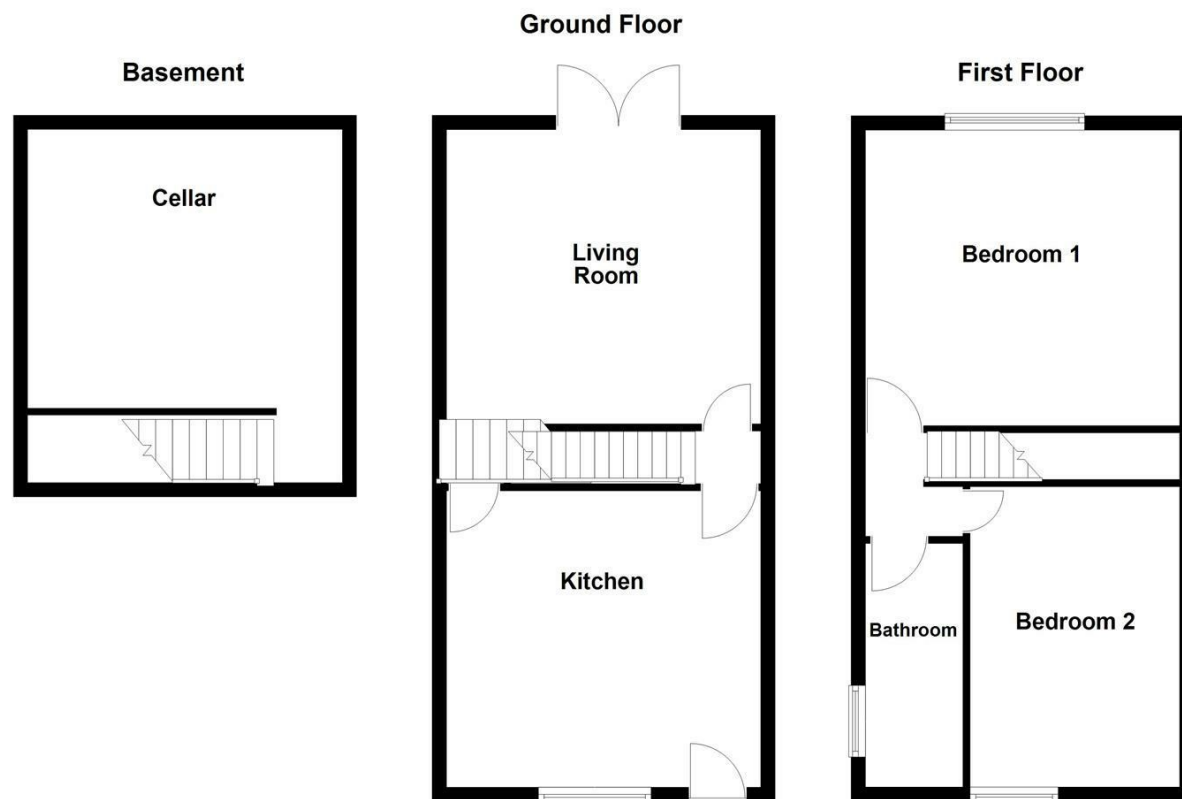
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**1 West View Terrace, Wakefield, WF2 0BQ**

**For Sale Freehold £220,000**

Situated in the popular location of Alverthorpe is this two double bedroom end terrace property benefitting from off road parking and a spacious south facing garden.

The property briefly comprises of the open plan kitchen/diner with access to the cellar room and living room. The first floor landing leads to two double bedrooms with the principal bedroom overlooking the rear garden and modern house bathroom/w.c. Outside to the front is off street parking and to the rear is south facing garden with lawned area and paved patio.

This property is ideal for the first time buyer or small families as the property is well placed to local schools and the M1 motorway network for those looking to commute. A viewing is highly recommended to appreciate the accommodation on offer.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### KITCHEN/DINER

14'7" x 14'0" [4.47m x 4.27m]

Composite front entrance door. Wall and base units with laminate work surface over incorporating ceramic sink and drainer, Range cooker with extractor fan, space and plumbing for a washing machine. Laminate oak effect flooring, central heating radiator, UPVC double glazed windows to the front elevation, spotlights to the ceiling, access to the cellar, door to the living room and stairs to the first floor.

### CELLAR

Space and plumbing for a dryer.

### LIVING ROOM

14'7" x 14'0" [4.47m x 4.27m]

Laminate oak effect flooring, central heating radiator, French doors to the rear elevation and gas burner with exposed brick surround.



### FIRST FLOOR LANDING

Loft access, doors to two bedrooms and bathroom.

### BEDROOM ONE

14'7" x 13'8" [4.47m x 4.19m]

Central heating radiator, UPVC double glazed window to the rear elevation, storage cupboard and television point.



### BATHROOM/W.C.

11'3" x 4'9" [3.43m x 1.45m]

Panelled bath with overhead shower attachment, low flush w.c. and wash basin. Chrome ladder style radiator, spotlights to the ceiling and UPVC double glazed frosted window to the side.



### BEDROOM TWO

14'0" x 14'9" [4.29m x 4.5m]

UPVC double glazed window to the side elevation and central heating radiator.



## OUTSIDE

To the front of the property is off road parking. The south facing garden to the rear comprises of a lawned area and paved patio area.



## PLANNING PERMISSION

There is planning permission for a single storey rear extension (with a maximum projection of 4.0m, a maximum height of 3.6m and a maximum eaves height of 2.5m). Ref: 25/01516/GPD

## 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.