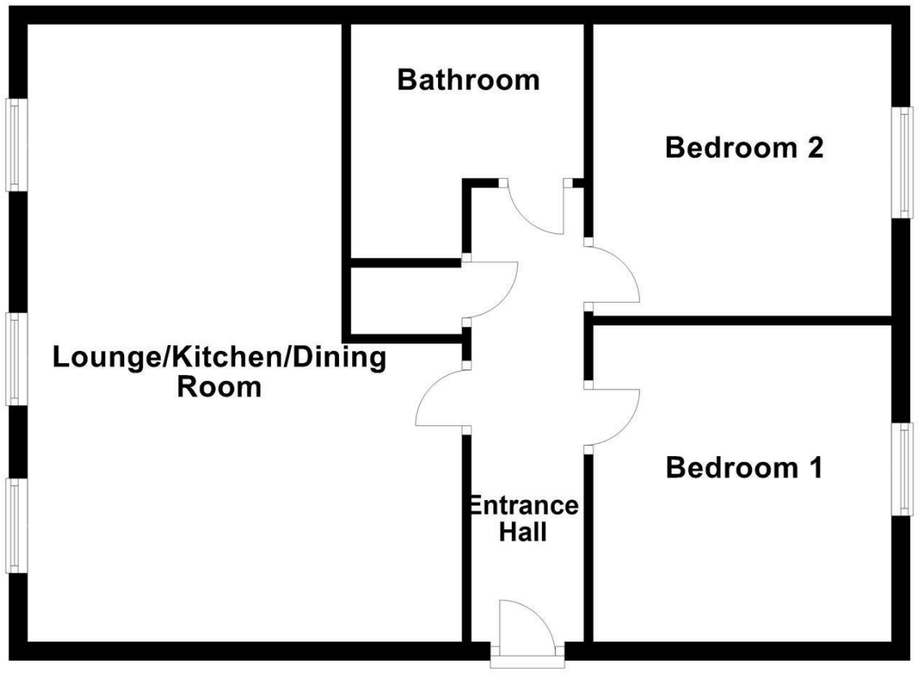
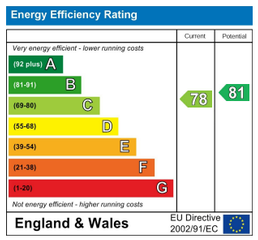
First Floor





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



26 The Point, Alverthorpe, WF2 9AP

For Sale Leasehold £129,950

Superbly presented throughout, this spacious two-bedroom first-floor apartment offers a perfect opportunity for first-time buyers, couples, holiday homeowners, or investors alike. The property benefits from gas central heating and double glazing, ensuring comfort and efficiency throughout.

The accommodation comprises a welcoming entrance hall with stairs leading to the first floor, where you will find a bright lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Outside, the property enjoys attractive communal garden areas and an allocated parking space for one vehicle.

The apartment is ideally situated close to local amenities, including shops, schools, and public transport links, and provides convenient access to the town centre and surrounding areas.

Viewing is highly recommended to fully appreciate the quality and space this delightful apartment has to offer and to avoid disappointment.



ACCOMMODATION

A two bedroom first floor modern apartment located in this pleasant and convenient residential area, handily placed for access to Wakefield City Centre, local amenities and Westgate Railway Station.

The accommodation includes gas central heating, UPVC double glazing and intercom system and fully comprises of entrance hall with store cupboard off, lounge, fitted dining kitchen with stainless steel built under electric oven, gas hob, fridge/freezer, automatic washing machine and dishwasher, two double bedrooms and bathroom fitted with bath, shower cubicle, wash basin and w.c.

Outside, there is designated parking.

ENTRANCE HALL

Communal entrance with stairs to the first floor leading to the entrance hall. Doors to the lounge/kitchen/diner, two bedrooms and the bathroom.

BEDROOM ONE

10'6" x 10'9" (3.21m x 3.29m)

UPVC double glazed window to the side, central heating radiator.



BEDROOM TWO

10'6" x 10'9" (3.22m x 3.29m)

UPVC double glazed window to the side, central heating radiator.



LOUNGE

10'2" x 15'2" (3.11m x 4.64m)

Two UPVC double glazed windows to the side, two central heating radiators, opening through to the kitchen/diner.

KITCHEN/DINER

11'0" x 11'3" (3.36m x 3.45m)

UPVC double glazed window to the side, central heating radiator. Comprises of a range of wall and base units with worksurfaces over, incorporating a stainless steel sink and drainer with mixer tap, integrated oven and grill, plumbing for washing machine, space for a dishwasher and a fridge/freezer.

BATHROOM

8'3" x 8'7" (max) x 5'8" (min) (2.53m x 2.62m (max) x 1.73m (min))

Low flush W.C., panelled bath with tiled splashback, pedestal wash basin with mixer tap and tiled splashback, shower cubicle with mixer shower and tiled flooring.



OUTSIDE

There are communal gardens and an allocated parking space for one vehicle.



LEASEHOLD

The service charge is £141 (per calendar month). The remaining term of the lease is 102 years (current year). A copy of the lease is held on our file at the x office.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.