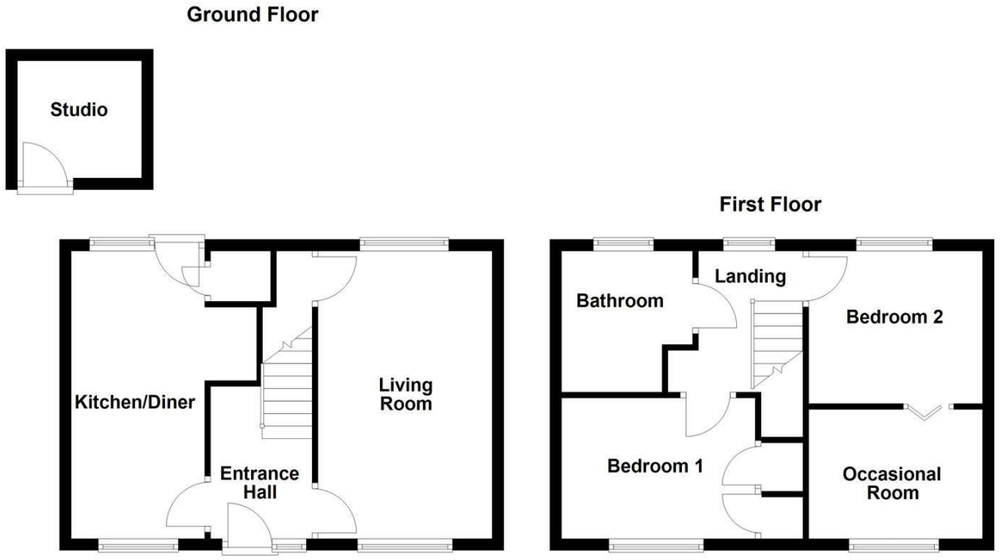
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





175 Alverthorpe Road, Wakefield, WF2 9PP

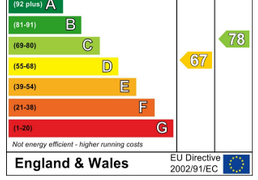
For Sale Freehold Offers Over £170,000

Situated just outside Wakefield city centre on Alverthorpe Road is this deceptively spacious two bedroom end terrace property. Offering well proportioned accommodation throughout, including an occasional room, ample reception space and gardens to the front, side and rear together with a versatile outdoor home office/studio, this fantastic property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with access to the first floor landing and the living room, which in turn benefits from an understairs storage cupboard and leads through into the kitchen diner. The kitchen diner provides further storage and access out to the rear garden. To the first floor, the landing provides loft access together with doors leading to bedroom one, bedroom two and the house bathroom, whilst bedroom two also provides access into the useful occasional room. Externally, the front garden is split into two sections, with the main frontage designed for low maintenance and finished with decorative pebbles and a paved pathway leading to the entrance door. The garden is enclosed by timber fencing and wall boundaries with gated access. Extending down the side elevation is a further lawned garden with planted soil borders, also fully enclosed for privacy and security. To the rear, the property enjoys a further low maintenance garden featuring artificial lawn and a paved patio seating area, ideal for outdoor dining and entertaining. The rear garden is fully enclosed and benefits from access to both an outdoor storage shed and a detached home office/studio, perfect for those looking to work from home, complete with power and lighting. A rear gate provides access to first come, first served off road parking.

Wakefield remains an extremely popular location for a wide range of buyers, particularly first time purchasers, small families and professional couples, thanks to its excellent range of shops, schools and amenities, many of which are within walking distance, including those found within the city centre itself. Regular local bus routes operate nearby, whilst Wakefield also benefits from its own bus station and two railway stations offering excellent commuter links to Leeds, Manchester and London. The property is also conveniently positioned for access to both the M1 motorway and M62 motorway motorway networks for those wishing to travel further afield.

Only a full internal inspection can truly appreciate everything this superb home has to offer and an early viewing is highly recommended to avoid disappointment.



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.



ACCOMMODATION

ENTRANCE HALL
8'7" (max) x 5'9" (min) x 2'10" (2.62m (max) x 1.76m (min) x 0.88m)
Composite front entrance door with frosted glazed panel leading into the entrance hall. Having coving to the ceiling, decorative wall panelling, central heating radiator and staircase access to the first floor landing. Doors provide access into the living room and kitchen diner.

LIVING ROOM
9'10" x 16'3" (3.02m x 4.96m)
A spacious reception room benefitting from dual aspect UPVC double glazed windows to both the front and rear elevations, coving to the ceiling, two central heating radiators and access to understairs storage.



KITCHEN DINER
16'2" (max) x 10'6" (min) x 7'6" (4.95m (max) x 3.21m (min) x 2.30m)
Fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Appliances include a four-ring electric hob with stainless steel extractor canopy above and integrated double oven, together with space and plumbing for a washing machine, tumble dryer and fridge freezer. The room further benefits from a breakfast bar with laminate work surface, central heating radiator, dual aspect UPVC double glazed windows to the front and rear elevations and a composite stable door with frosted glazed inserts leading out to the rear garden. There is also access to a useful storage cupboard housing the Ideal combination boiler.

FIRST FLOOR LANDING
7'7" (max) x 7'8" (min) x 2'9" (2.32m (max) x 2.34m (min) x 0.86m)
Having loft access, coving to the ceiling, decorative wall panelling, a UPVC double glazed window to the rear elevation and doors leading to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE
8'4" x 10'11" (2.55m x 3.33m)
Having a UPVC double glazed window to the front elevation, central heating radiator and access to two over stairs storage cupboards.



BEDROOM TWO
9'10" x 8'8" (3.0m x 2.66m)
Having coving to the ceiling, central heating radiator, UPVC double glazed window to the rear elevation and an opening with folding door leading through into the occasional room.



OCCASIONAL ROOM
7'3" x 9'10" (2.21m x 3.0m)
Having a UPVC double glazed window to the front elevation and coving to the ceiling. Ideal for use as a home office, dressing room or nursery.



BATHROOM
7'8" (max) x 7'7" (min) x 4'11" (2.36m (max) x 2.33m (min) x 1.52m)
Comprising a low flush W.C., pedestal wash basin and panelled bath with mixer tap, shower attachment and glass shower screen. The bathroom further benefits from partial tiling, inset spotlights, extractor fan, central heating radiator, coving to the ceiling and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE
To the front of the property is a low maintenance garden split into two sections, featuring pebbled borders and a paved pathway leading to the entrance door. The additional front garden area is laid to lawn, ideal for children and pets, with surrounding soil beds and fully enclosed by wall and timber fenced boundaries with wrought iron gated access. To the rear is a further low maintenance garden incorporating artificial lawn and paved patio seating areas, perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by wall and timber fenced boundaries and benefits from useful outbuildings designed for storage together with gated rear access leading to first come, first served off road parking.



OUTDOOR STUDIO
6'9" x 7'0" (2.07m x 2.15m)
One of the outbuildings has been converted into a useful outdoor studio/home office space, benefitting from coving to the ceiling, inset spotlights, power and lighting throughout together with a frosted UPVC double glazed entrance door. Ideal for those looking to work from home.



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.