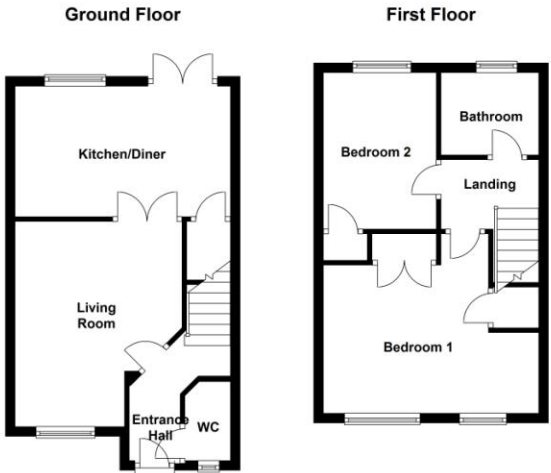


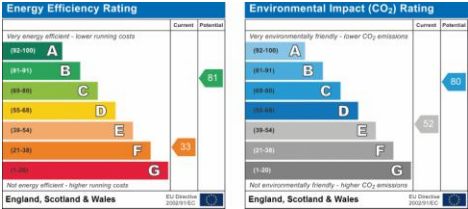
LAYOUT PLANS

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.



OTHER INFORMATION

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. In all our property sales brochures there is a 6" measurement tolerance. 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.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week. Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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77 Mill Chase Road, Alverthorpe, Wakefield, WF2 9SX

For Sale Freehold £125,000

Available with no chain involved and immediate vacant possession upon completion is this two bedroom mid town house located in this modern development.

The accommodation comprises entrance hall, downstairs w.c., lounge with double doors into the kitchen diner. The kitchen diner enjoys French doors opening out onto the rear garden. The first floor has two double bedrooms and house bathroom/w.c. Outside, to the front of the property there is a tarmac driveway providing ample off road parking and to the rear there is a lawned garden.

Located close to amenities and schools, whilst daily access to Leeds and further afield can be had via both Westgate train station, which is only a five minute drive away along with junction 40 of the M1 motorway.

Only a full internal inspection will reveal all that is on offer at this quality home and all viewings are strictly by prior appointment only.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with two frosted glass patterned inserts leading into the entrance hall. Laminate flooring, dado rail, door to the downstairs w.c., central heating radiator, staircase leading to the first floor landing, door to the lounge.

DOWNSTAIRS W.C.

Low flush w.c., wall mounted wash basin with tiled splash back, UPVC double glazed frosted window to the front, central heating radiator.

LOUNGE

11' 2" max x 13' 6" (3.42m x 4.13m)

UPVC double glazed window to the front, two central heating radiators, laminate flooring, living flame electric fire on a marble hearth with matching interior within wooden decorative surround, double doors leading into to the kitchen diner.

KITCHEN DINER

8' 8" x 14' 3" (2.65m x 4.36m)

A range of wall and base units with laminate work surface over, tiled splash back, stainless steel sink and drainer with mixer tap, plumbing and drainage for an automatic washing machine, integrated oven and grill, four ring gas hob and cooker hood above, space for freestanding fridge freezer, central heating radiator, UPVC double glazed French doors leading out to the rear garden, UPVC double glazed window to the rear. Door to understairs storage cupboard.



FIRST FLOOR LANDING

Doors leading to the house bathroom and bedrooms. Loft access and dado rail.

BEDROOM ONE

9' 10" x 14' 3" max (3.00m x 4.36m) plus walk in area

Two UPVC double glazed windows to the front elevation, t.v. point, central heating radiator, double doors to built in wardrobe, door to the airing cupboard.



BEDROOM TWO

7' 7" x 10' 5" (2.33m x 3.18m)

UPVC double glazed window to the rear, door to built in wardrobe, central heating radiator.



HOUSE BATHROOM/W.C.

Three piece suite comprising curved panelled bath with mixer shower over and shower screen, low flush w.c. and wash basin with laminate work surface over high gloss vanity unit below and tiled splash back. Extractor fan, inset spotlights to the ceiling, central heating radiator, UPVC double glazed frosted window to the rear elevation.



OUTSIDE

Tarmacadam driveway to the front providing ample off road parking. To the rear there is a lawned garden with paved pathway. Timber store unit and timber panelled fence surrounds with gate.



DIRECTIONS

Leave Wakefield along Westgate and stay right to so a U turn at St Michael's church and then turn left onto Alverthorpe Road. At the roundabout take the third exit onto Mill Chase Road, travel along and the property can be found in front of you at the end of the road.

EPC RATING

To view the full Energy Performance Certificate please call into one of our five local offices.