

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.

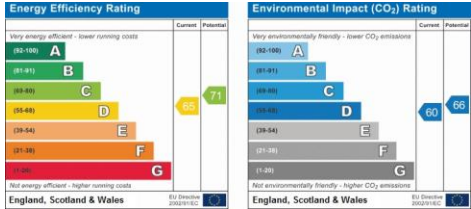


VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

DIRECTIONS

Leave the centre of Wakefield in a Westerly direction along Balne Lane, which after just over half a mile becomes Batley Road. After a further mile turn left onto Flanshaw Lane, after approximately 0.3 miles turn right onto Willow Road where upon the property can be found on the left hand side and can be identified by our for sale board.



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.

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 House to Homes 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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15 Willow Road, Alverthorpe, Wakefield, WF2 9TH

For Sale Freehold £154,995

With a substantial conservatory extension to the rear, a well presented modern three bedroom semi detached house with driveway parking and an enclosed garden to the rear.

With gas fired central heating and sealed unit double glazed windows, this attractive house has an entrance hall to the front with a guest w.c. off, the living room has a window to the front and a feature fireplace, whilst to the rear there is a dining kitchen fitted to a good standard with an open archway leading into a well proportioned conservatory that overlooks the rear garden. To the first floor there are three bedrooms all served by the family bathroom/w.c. Outside, the property has a lawned garden to the front with driveway parking that fits up to three cars that passes the side of the house. To the rear of the house there is a larger lawned garden with a patio seating area and shed.

This attractive family home is situated around two miles to the West of Wakefield city centre, within easy reach of the local shopping, schooling and recreational facilities. The property is an ideal location for commuters with easy access to both the M1 and M62.

OPEN 7 DAYS A WEEK



ACCOMMODATION ENTRANCE HALL

Composite front entrance door with double glazed sidescreen, real wood flooring, central heating radiator.

GUEST CLOAKROOM/W.C.

Fitted with a white suite comprising pedestal wash basin and low suite w.c. with splashback tiling around the sink, central heating radiator, dado rail, real wood flooring and extractor fan.

LIVING ROOM

15' 5" x 11' 9" (4.7m x 3.6m)

Window to the front, two central heating radiators, stairs to the first floor with useful understair cupboard, feature fireplace with wooden surround with marbled insert and hearth having a living flame coal effect gas fire.



KITCHEN

15' 1" x 8' 6" (4.6m x 2.6m)

Fitted with an attractive range of light wood grain effect contemporary wall and base units with contrasting dark granite style laminate worktops and tiled splash backs with a matching breakfast bar. Inset 1 1/2 bowl stainless steel sink unit, including a wide Range style cooker with a stainless steel splash back and matching filter hood over. Integrated dishwasher. Spaces for a washing machine, tall fridge freezer and tumble dryer. Ceramic floor tiling, central heating radiator and arch to conservatory.



CONSERVATORY

14' 1" x 7' 2" (4.3m x 2.2m)

UPVC double glazed construction with French doors out onto the rear patio, ceramic tiled floor with adjustable underfloor heating, ceiling light with fan.



FIRST FLOOR LANDING

Loft access point, built in airing cupboard housing a Vaillant combination gas fired central heating boiler.

BEDROOM ONE

9' 10" x 11' 9" (3.0m x 3.6m) widening to 4.7m

Two windows to the front, central heating radiator and a built in mirror fronted double wardrobe plus a further over stair storage cupboard.



BEDROOM TWO

8' 6" x 7' 10" (2.6m x 2.4m)

Window overlooking the rear garden and a central heating radiator.



BEDROOM THREE

8' 10" x 6' 2" (2.7m x 1.9m)

With a window overlooking the rear garden and a central heating radiator.

BATHROOM/W.C.

6' 2" x 5' 6" (1.9m x 1.7m)

Fitted with a modern white and chrome suite comprising panelled bath with shower attachment over, pedestal wash basin and low suite w.c. Fully tiled walls and floor. Frosted glazed window to the side, extractor fan, electric shaver socket and a chrome ladder style heated towel rail.



OUTSIDE

To the front the property has a lawned garden together with specimen shrubs and a wide drive that provides ample parking. To the rear of the house there is a larger garden laid predominantly to lawn with a paved patio seating area, wooden shed and mature shrubs.



EPC RATING

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