



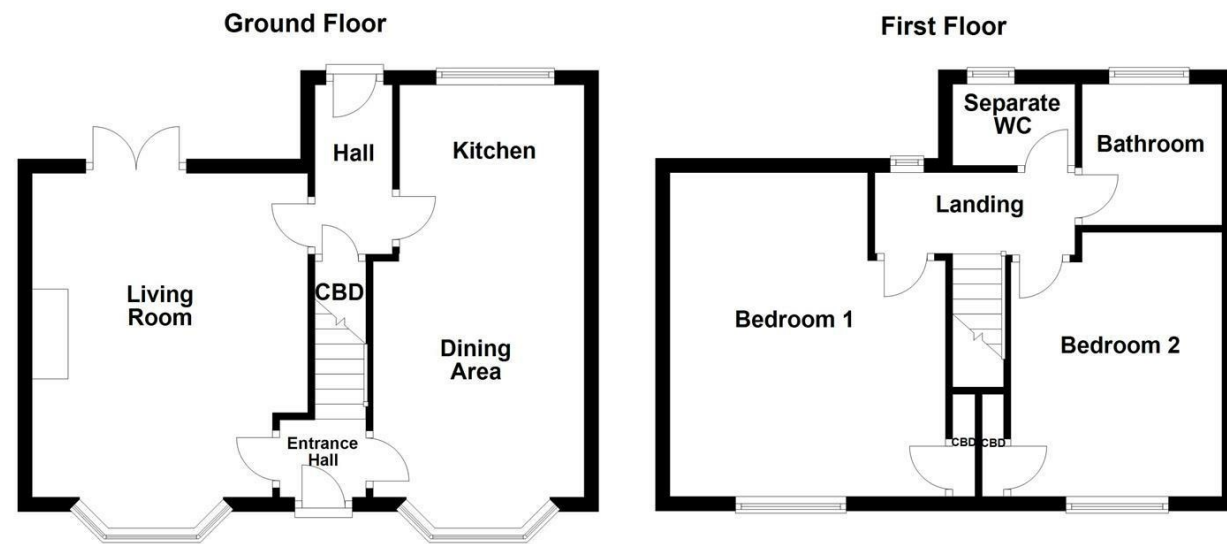
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



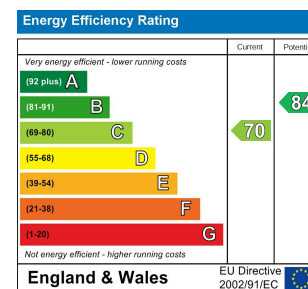
### 3 Coronation Avenue, Altofts, WF6 2LW For Sale Freehold Offers Around £204,950

Sit on a larger than average corner plot position and well maintained throughout is this two bedroom semi detached property benefitting from driveway parking and an attractive rear garden.

The property briefly comprises of entrance hall, living room and kitchen/diner with access to the rear hallway. The first floor landing leads to two bedrooms, the house bathroom and separate w.c. Outside there is a block paved driveway, providing ample off road parking and a lawned garden with planted borders. To the rear, the attractive garden is laid to lawn with planted borders incorporating a stone paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.

Altofts plays host to a range of amenities including shops and schools, with main bus routes running to and from Pontefract and Wakefield. The M62 motorway is only a short distance away, perfect for those looking to travel afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised 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

Doors to the kitchen/diner and living room. Stairs to the first floor landing.

### LIVING ROOM

14'9" x 12'1" (max) x 10'6" (min) [4.5m x 3.7m (max) x 3.21m (min)]

UPVC double glazed bow partially stained glass window to the front, central heating radiator, raised fireplace with stone hearth, exposed brick surround and wooden mantle. Door leading through to the hallway and a set of UPVC double glazed French doors leading to the rear garden.



### KITCHEN

8'4" x 8'1" (2.56m x 2.48m)

Range of wall and base units with oak work surface over, ceramic sink with mixer tap, partially tiled splash back, under counter washing machine and dishwasher, plumbing for a Range cooker and space and plumbing for a fridge/freezer. UPVC double glazed window to the rear, coving to the ceiling and LED ceiling spotlights. Door leading to rear hallway.

### DINING AREA

10'9" x 9'7" (3.28m x 2.94m)

UPVC double glazed bow partially stained glass window to the front, central heating radiator, coving to the ceiling and opening into the kitchen area. Wall and base units with oak work surface over.

### HALLWAY

UPVC double glazed stained glass door leading out to the rear garden, central heating radiator, understairs cupboard and door to living room.

### FIRST FLOOR LANDING

UPVC double glazed window to the rear and doors providing access to two bedrooms, the house bathroom and separate w.c.

### BEDROOM ONE

14'11" x 11'2" (max) x 7'0" (4.55m x 3.42m (max) x 2.15m)

UPVC double glazed window to the front, central heating radiator, fitted wardrobes and door to overstairs storage cupboard.



### BEDROOM TWO

12'9" x 9'7" (max) x 6'0" (min) [3.9m x 2.93m (max) x 1.83m (min)]

UPVC double glazed window to the front, central heating radiator and door to overstairs storage cupboard.

### BATHROOM

5'8" x 6'5" (1.75m x 1.96m)

UPVC double glazed frosted window to the rear, loft access, chrome ladder style radiator, ceramic wash basin with storage and mixer tap, P-shaped bath with overhead shower, shower head attachment and glass shower screen.



### W.C.

5'5" x 3'1" (1.67m x 0.94m)

UPVC double glazed frosted window to the rear, low flush w.c. and partial decorative panelling to the wall.

### OUTSIDE

To the front of the property the garden is mainly laid to lawn with planted borders, timber fencing surrounding and block paved driveway providing off road parking for several vehicles, wrapping around the side of the property. To the rear, the garden is laid to lawn with planted features and paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.



### 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 Normanton 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.