



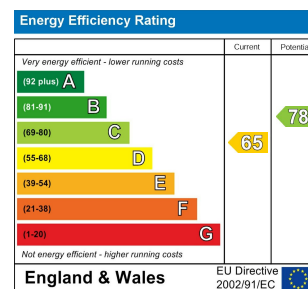
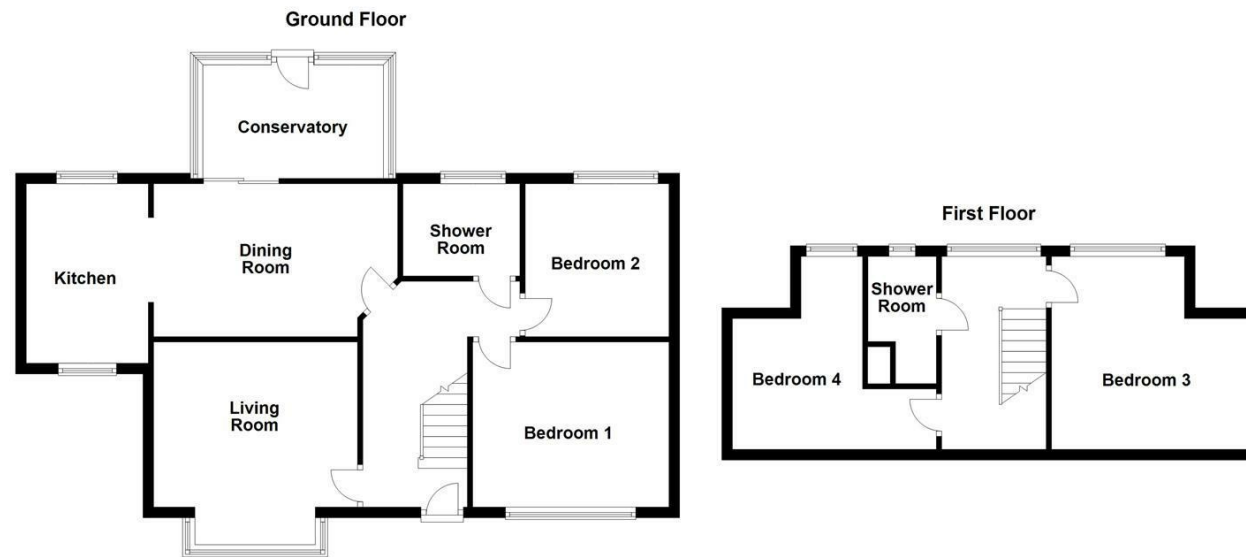
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NORMANTON  
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements 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.



**136a Church Road, Altofts, WF6 2QS**

**For Sale Freehold £300,000**

A deceptively spacious four bedroomed detached dormer bungalow set on a well proportioned plot in a non-estate position in the heart of Altofts.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that leads through into a good sized living room that has a square bay window to the front. To the rear, the dining room flows straight through into a contemporary style kitchen with integrated appliances. There is a conservatory taking full advantage of the views over the sizable back garden. Also on the ground floor are the first two bedrooms, served by a well appointed shower room. To the first floor there are a further two bedrooms, again served by a further shower room. Outside, the property has ample parking and turning space to the front, leading up to a detached single garage. To the rear of the house there is a lovely garden, with a broad patterned concrete sitting area. Beyond which is a good level lawn with established beds and borders.

The property is situated in this enviable location in the heart of Altofts within very easy reach of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Castleford and Normanton, both of which have their own railway stations and ready access to the national motorway network.



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## ACCOMMODATION

### RECEPTION HALL

Composite front entrance door, stairs to the first floor and contemporary style laminate flooring. Central heating radiator.

### LIVING ROOM

12'9" x 9'10" [3.89m x 3.00m]

Square bay window to the front, laminate flooring, central heating radiator and provision for a wall mounted television.



### DINING ROOM

15'1" x 9'6" [max] [4.6m x 2.9m [max]]

Laminate flooring, contemporary style vertical central heating radiator, French through to the conservatory and an archway through to the main part of the kitchen.



### KITCHEN

11'1" x 7'6" [3.4m x 2.3m]

Windows to both the front and rear and fitted with an attractive range of cream fronted contemporary style wall and base units with contrasting dark laminate work tops and brick set tiled splash backs. Inset stainless steel sink unit, four induction hob with modern filter hood over, built in Bosch oven and matching integrated microwave. Integrated fridge and freezer, integrated dishwasher, integrated wine fridge and matching larder units.

### CONSERVATORY

11'1" x 6'10" [3.4m x 2.1m]

Door out to the patio at the rear, space and plumbing for a washing machine and tumble dryer.

### BEDROOM ONE

12'1" x 10'2" [3.7m x 3.1m]

Large window to the front, central heating radiator, wood effect laminate flooring and provision for a wall mounted television.



### BEDROOM TWO

9'6" x 8'10" [2.9m x 2.7m]

Window overlooking the back garden, central heating radiator and laminate flooring.



### SHOWER ROOM/W.C.

7'2" x 5'2" [2.2m x 1.6m]

Frosted window to the rear and fitted with a three piece white and chrome suite comprising wide shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Chrome heated towel rail, tiled walls and floor and extractor fan.



### FIRST FLOOR LANDING

Window overlooking the back garden and a double central heating radiator.

### BEDROOM THREE

12'1" x 11'9" [max] [3.7m x 3.6m [max]]

Window overlooking the back garden and provision for a wall mounted television. Access to eaves storage cupboard.

### BEDROOM FOUR

11'9" x 8'2" [max] [3.6m x 2.5m [max]]

Window overlooking the back garden.

### SHOWER ROOM/W.C.

7'10" x 4'3" [max] [2.4m x 1.3m [max]]

Frosted window to the rear and fitted with a quality three piece white and chrome suite comprising shower cubicle with twin head shower and glazed door, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Vinyl panelled walls and chrome ladder style heated towel rail.

### OUTSIDE

To the front the property has a broad low maintenance garden, surfaced with patterned concrete, ideal for ample off street parking and turning, leading up to the garage. To the rear of the bungalow there is an even larger garden, with a further patterned concrete patio sitting area, spanning the width of the plot. Beyond which is a sizable lawn with well established shrub borders.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.