



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



25 Langdale Drive, Altofts, WF6 2SS

For Sale Freehold £250,000

A well proportioned three double bedroomed detached family house situated towards the head of a cul-de-sac in this highly regarded residential area.

With a gas fired central heating system and sealed unit double glazed windows, this well proportioned family home is approached via a welcoming entrance hall that has a guest cloakroom off to the side. The main living room is of good proportions and leads straight through into an adjoining dining room. The kitchen is fitted with a good range of modern units and overlooks the back garden. To the first floor the principal bedroom has an en suite shower room. Whilst the two further double bedrooms are served by the family shower room. Outside, the property has a modest garden to the front, together with driveway parking leading up to an integral single garage. To the rear, the property has a larger garden area with a raised patio sitting area.

The property is situated in this popular residential area towards the head of a cul-de-sac and within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centres of Castleford and Normanton. The national motorway network is readily accessible.



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, wood effect laminate flooring and connecting door through to the guest toilet.

W.C.

4'7" x 3'7" [1.4m x 1.1m]

Frosted window to the front, central heating radiator and two piece white and chrome suite comprising low suite w.c. and wall mounted wash basin.

LIVING ROOM

12'1" x 10'9" [3.7m x 3.3m]

Window to the front, double central heating radiator and continuation of the wood effect laminate flooring. Archway through to the adjoining dining room.



DINING ROOM

10'5" x 9'6" [3.2m x 2.9m]

Sliding French doors to the back garden and further central heating radiator.



KITCHEN

10'2" x 9'6" [3.1m x 2.9m]

Window to the rear and fitted with a good range of modern wall and base units with butchers block effect laminate work tops and tiled splash backs. Inset ceramic sink unit, five ring stainless steel gas hob with filter hood over, built in oven, space for a tall fridge/freezer, space and plumbing for a washing machine and dishwasher. Double central heating radiator.



FIRST FLOOR

BEDROOM ONE

11'1" x 9'6" [3.4m x 2.9m]

Window overlooking the back garden, central heating radiator and a range of fitted wardrobes and overbed cupboards.



EN SUITE SHOWER ROOM/W.C.

6'2" x 2'7" [1.9m x 0.8m]

Fitted shower cubicle with glazed door and electric shower. Central heating radiator and part tiled walls. Extractor fan.

BEDROOM TWO

8'10" x 8'10" [2.7m x 2.7m]

Window to the front, central heating radiator and useful built in cupboard.



BEDROOM THREE

10'5" x 9'6" [3.2m x 2.9m]

Window overlooking the back garden and central heating radiator.

SHOWER ROOM/W.C.

7'10" x 5'6" [2.4m x 1.7m]

Frosted window to the front, part brick set tiled walls and fitted with a three piece quality white and chrome suite comprising walk in shower cubicle with glazed screen and twin head shower, vanity wash basin with drawers under and low suite w.c. Chrome ladder style heated towel rail and extractor fan.



OUTSIDE

To the front the property has a modest garden together with driveway parking that leads up to an integral single garage. Round to the rear, there is a larger garden area with a raised patio sitting area.



COUNCIL TAX BAND

The council tax band for this property is C.

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.