



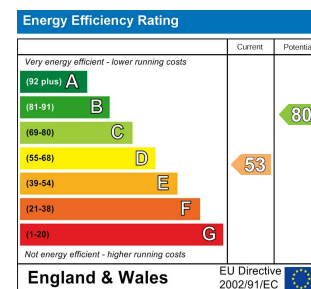
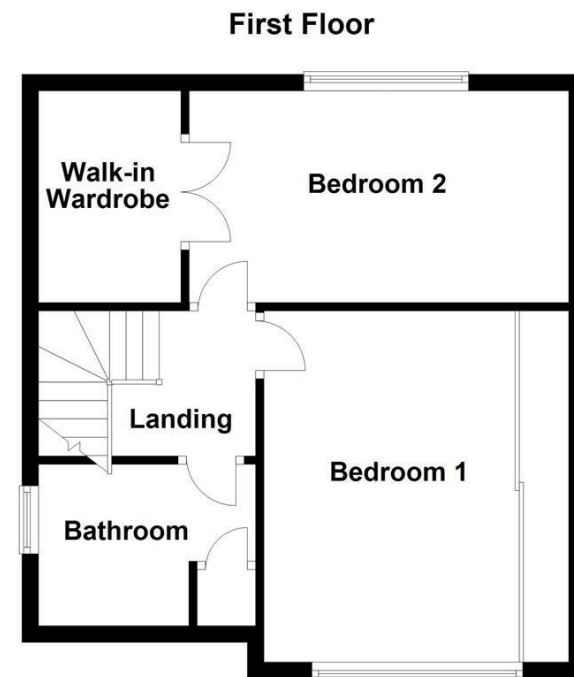
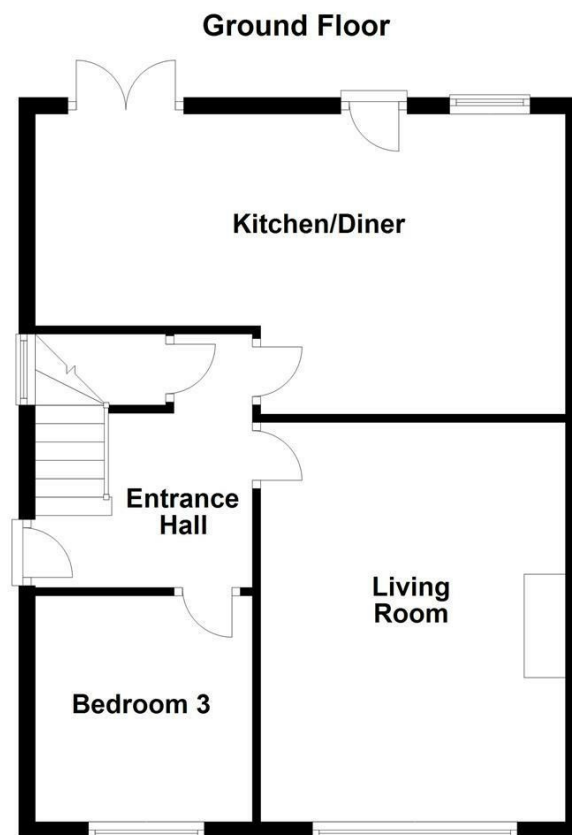
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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01977 798 844



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.



14 St. Marys Avenue, Altofts, WF6 2PU

For Sale Freehold £240,000

Well appointed throughout is this three bedroom semi detached house benefiting from a spacious living room with three double bedrooms, a modern fitted bathroom/w.c, superb kitchen/diner, front and rear landscaped gardens, ample off road parking and garage.

The accommodation, which has UPVC double glazing and gas central heating, the accommodation fully comprises of a entrance hall, bedroom three, spacious living room and open plan kitchen breakfast room, first floor landing, two further bedrooms with bedroom two boasting walk in wardrobe and bathroom/w.c Outside, to the front of the property there is an attractive lawned front garden and concrete driveway providing parking for at least three vehicles leading to the single detached garage with electrically operated door. Whilst to the rear, is an Indian stone paved patio area with double outside power socket, perfect for entertaining and dining purposes with steps leading up to an attractive lawned garden with planted borders and solid railway sleeper edges, surrounded by timber panelled surround fences.

The property is located within the sought after area of Altofts, which is within close proximity to Normanton town centre, which benefits from its own supermarket and railway station. For those wishing to travel further afield there is a direct link via the M62 motorway network making centres such as Manchester and Leeds accessible on a daily basis by car. Amenities and schools are located nearby and only a full internal inspection will reveal all that is offer at this quality home and early viewing comes recommended.



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ACCOMMODATION

ENTRANCE HALL

Staircase with solid oak balustrade and spindles leading to the first floor landing, central heating radiator, UPVC double glazed window overlooking the side aspect and doors leading to the downstairs storage cupboard with combi condensing boiler, open plan kitchen/diner, living room and bedroom three.

BEDROOM THREE

8'11" x 8'6" [2.72m x 2.60m]

UPVC double glazed window overlooking the front aspect and central heating radiator.



LIVING ROOM

12'2" x 15'11" [3.73m x 4.86m]

Coving to the ceiling, two wall lights, living flame effect gas fire on a marble hearth with marble matching interior and surround., UPVC double glazed window overlooking the front aspect and central heating radiator.



KITCHEN/DINER

11'9" [max] x 8'5" [min] x 21'3" [3.59m [max] x 2.58m [min] x 6.49m]

Range of wall and base units with laminate work surface over and laminate splash back above, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing for a washing machine, integrated double oven and grill with four ring gas hob, stainless steel splash back and cooker hood over. Integrated slimline dishwasher, space for a fridge/freezer, downlights built into the wall cupboards, coving to the ceiling, inset spotlights to the ceiling, laminate flooring, central heating radiator and a set of UPVC double glazed French doors leading out the rear garden, as well as window and door with built in windows.



FIRST FLOOR LANDING

Loft access, doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

10'0" x 14'0" [3.05m x 4.27m]

Range of fitted wardrobes with sliding mirror glass doors to one wall, fitted dressing table and drawers, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

8'5" x 14'11" [2.57m x 4.56m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and double timber doors providing access into a walk in wardrobe.



WALK IN WARDROBE

5'1" x 8'9" [1.57m x 2.67m]

Wardrobe rails and fixed shelving.

BATHROOM/W.C.

6'3" x 8'7" [1.93m x 2.62m]

Three piece suite comprising P-shaped panelled bath with curved glass shower screen, chrome taps and separate mixer shower over, wash basin built into vanity cupboards with mixer tap and low flush w.c. Fully tiled walls, UPVC double glazed frosted window and chrome ladder style radiator.



OUTSIDE

To the front of the property there is an attractive lawned front garden with slate border and concrete driveway parking for at least three vehicles leading to the single detached garage with electrically operated remote control door and power and light within. A timber gate provides access into the rear garden where there is an Indian stone paved patio area with double outside power socket, perfect for entertaining and dining purposes with steps leading up to an attractive lawned garden with planted borders and solid railway sleeper edges, surrounded by timber panelled surround fences.



COUNCIL TAX BAND

The council tax band for this property is B.

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.