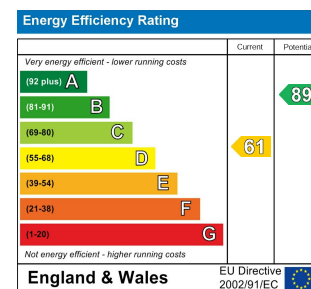
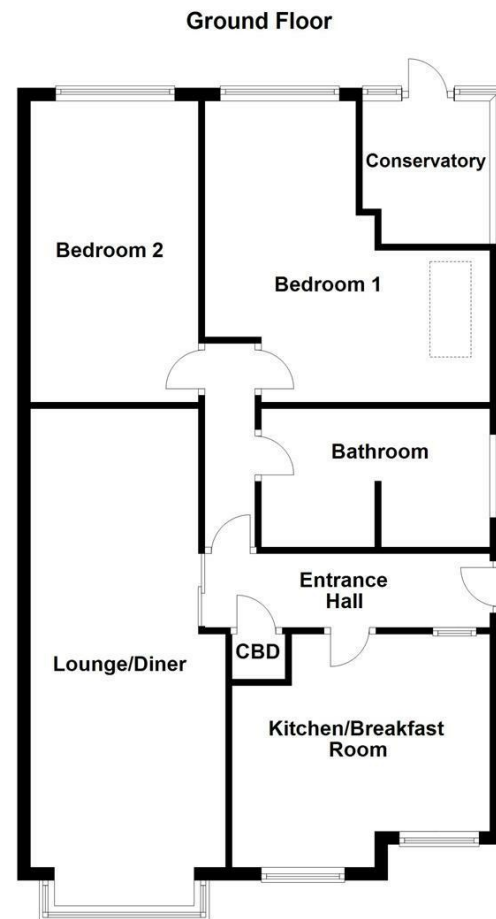




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



3 Langdale Mews, Altofts, WF6 2SD

For Sale Freehold £290,000

Enjoying a cul-de-sac location is this two bedroom extended true bungalow renovated to a high standard throughout benefitting from conservatory, ample off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, contemporary kitchen/breakfast room, spacious lounge/diner, modern four piece suite house bathroom, two double bedrooms and conservatory accessed from the rear. Outside there is a patterned concrete driveway providing ample off road parking for three vehicles with paved pathways running down the side through timber gates accessing the enclosed rear garden with paved patio area, attractive lawned garden and large timber summerhouse.

The property is located within walking distance to the local amenities and schools located within Altofts, with great access to the M62 motorway, perfect for those looking to travel afield. Normanton town centre is only a short distance away which benefits from its own supermarket and railway station.

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



ACCOMMODATION

ENTRANCE HALL

Composite side entrance door leads into the entrance hall. Solid wooden floor, loft access with bi-folding wooden staircase ladder, coving to the ceiling, central heating radiator, inset spotlights to the ceiling and doors to the kitchen/breakfast room, storage cupboard with fixed shelving within, lounge/diner, two bedrooms and four piece suite modern house bathroom. Velux sun tunnel to bring in natural light.

KITCHEN/BREAKFAST ROOM

11'10" x 10'0" (min) x 13'0" (3.61m x 3.06m (min) x 3.98m)

Range of wall and base high gloss units with solid wooden work surface over and solid upstanding above, solid wooden breakfast bar, 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap, integrated Zanussi dishwasher, integrated fridge/freezer, integrated microwave, space and plumbing for a washing machine and space for a dryer. UPVC double glazed windows overlooking the front aspect, inset spotlights to the ceiling. Range cooker with glass splash back and chrome cooker hood over. Space for a wine cooler, fully tiled floor, central heating radiator and the combi condensing boiler is housed within one of the cupboards.



LOUNGE/DINER

8'6" (min) x 9'11" (max) x 23'3" (2.61m (min) x 3.03m (max) x 7.09m)

Coving to the ceiling, rectangular bay window with UPVC double glazed windows overlooking the front aspect with built in window seat, velux sun tunnel in the dining area to bring in natural light, solid wooden floor, wall mounted contemporary radiator and second central heating radiator. Fixed shelving providing a library wall with storage below, inset spotlights to the ceiling, coving to the ceiling and built in speak system to the ceiling.



BATHROOM/W.C.

11'8" x 6'10" (3.57m x 2.09m)

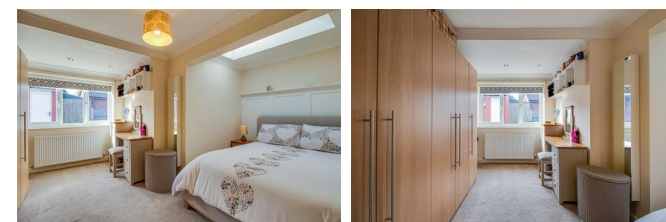
Four piece suite comprising walk in shower cubicle with two glass solid screens and mixer shower within, wall mounted wash basin built into high gloss vanity drawers and tiled splash back, low flush w.c. and panelled bath with mixer tap. Wall mounted shaver socket point, wall hung chrome ladder style radiator and further radiator. UPVC double glazed frosted window to the side aspect, inset spotlights to the ceiling, fully tiled floor, part tiled walls and timber single glazed frosted window to the main bedroom.



BEDROOM ONE

11'5" (max) x 7'7" (min) x 15'2" (3.50m (max) x 2.33m (min) x 4.63m)

Coving to the ceiling, UPVC double glazed window overlooking the rear aspect, two central heating radiators and timber double glazed Velux style window with built in blind. Timber single glazed frosted window to the bathroom.



BEDROOM TWO

8'7" x 14'9" (2.62m x 4.52m)

Coving to the ceiling, inset spotlights to the ceiling, central heating radiator, UPVC double glazed window overlooking the rear aspect and loft access with bi-folding wooden staircase ladder



CONSERVATORY

6'8" x 5'10" (2.04m x 1.79m)

UPVC double glazed door with UPVC double glazed windows on two sides, electric panel heater, power and light within.

OUTSIDE

To the front there is a patterned concrete driveway providing off road parking for at least three vehicles with a low maintenance slate border, charging point for a motorhome and paved pathway running down the right hand side with low maintenance pebbled edge. The paved pathway continues to the rear garden where there is an L-shaped paved patio area, perfect for entertaining and dining purposes with steps leading up to an attractive lawned garden with a large timber summerhouse, surrounded by timber panelled surround fences and solid brick built walls. A paved pathway on the opposite side runs through a timber gate accessing the front. UPVC double glazed door leads into the conservatory.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.