



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



10 The Crescent, Altofts, WF6 2QE

For Sale Freehold Guide Price £270,000 - £280,000

A larger style bay fronted three bedroomed semi detached house set in this highly sought after location finished to a good standard and having a large garden to the rear.

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 bay window to the front. To the rear there is a separate dining room making the most of the views over the back garden. The kitchen is fitted to an excellent standard with a good range of modern units with integrated cooking facilities. To the first floor there are two double bedrooms, plus a further single bedroom served by a well proportioned bathroom fitted with a white and chrome three piece suite. Outside, the property has a low maintenance garden to the front, together with ample driveway parking leading up to a good sized storage shed. To the rear of the house there is a particularly well proportioned garden, laid mainly to lawn with gravelled and paved sitting areas.

The property is situated in this cherished residential area on the fringe of Altofts within easy reach of the good range of local shops, schools and recreational facilities. A broader range of amenities area are available in the nearby town centres of Normanton and Castleford both of which have their own railway stations and ready access to the national motorway network.



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ACCOMMODATION

RECEPTION HALL

15'8" x 5'6" [4.8m x 1.7m]

Composite front entrance door and a characterful circular window to the side, dado rail, central heating radiator and stairs to the first floor with an useful understairs cupboard with frosted window to the side and housing the Worcester Bosch gas fired combination central heating boiler.

LIVING ROOM

12'1" x 10'5" [3.7m x 3.2m]

Bay window to the front, old school style radiator, picture rail and feature fireplace with wooden surround with marbled hearth and point for an electric fire.



DINING ROOM

13'9" x 9'10" [4.2m x 3.0m]

Window taking full advantage of the views over the back garden, central heating radiator, picture rail and feature fireplace with ornate wooden surround and marble insert and hearth housing an electric fire.



KITCHEN

10'2" x 6'10" [3.1m x 2.1m]

Window overlooking the back garden and a composite external door to the side. Re-fitted to a lovely standard with a good range of cream fronted wall and base units with wood effect laminate work tops and matching upstands. Inset acrylic sink unit, stainless steel four ring gas hob with glazed splash back and filter hood over. Built in

oven, space and plumbing for a washing machine, integrated larder fridge and contemporary style central heating radiator.

FIRST FLOOR

BEDROOM ONE

12'1" x 10'5" [3.7m x 3.2m]

Window to the front, central heating radiator, picture rail and laminate flooring.



BEDROOM TWO

13'9" x 9'10" [4.2m x 3.0m]

Window overlooking the back garden, central heating radiator, picture rail, laminate flooring and loft access hatch with a fold down ladder.



BEDROOM THREE

7'6" x 5'6" [2.3m x 1.7m]

Window to the front, central heating radiator and laminate flooring.

BATHROOM/W.C.

10'2" x 6'6" [3.1m x 2.0m]

A good sized bathroom with windows to both the rear and side, part tiled walls and fitted with a three piece white and chrome suite comprising corner bath with electric shower over and glazed screen, pedestal wash basin and low suite w.c. Contemporary style vertical central heating radiator and extractor fan.



OUTSIDE

To the front the property has a neat garden designed for low maintenance with gravelled and paved areas with planted beds. A long driveway provides ample off street parking passing the side of the house and a substantial storage shed to the rear. Behind there house there is a lovely garden of excellent proportions having a paved patio sitting area which leads onto a further gravelled and planted area beyond which is a lawn. The back garden enjoys an enviable westerly aspect making the most of the afternoon and evening sun.



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.