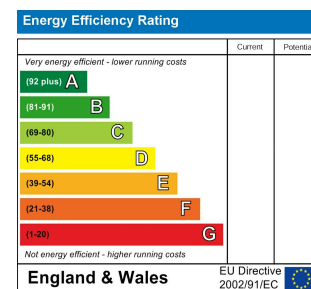
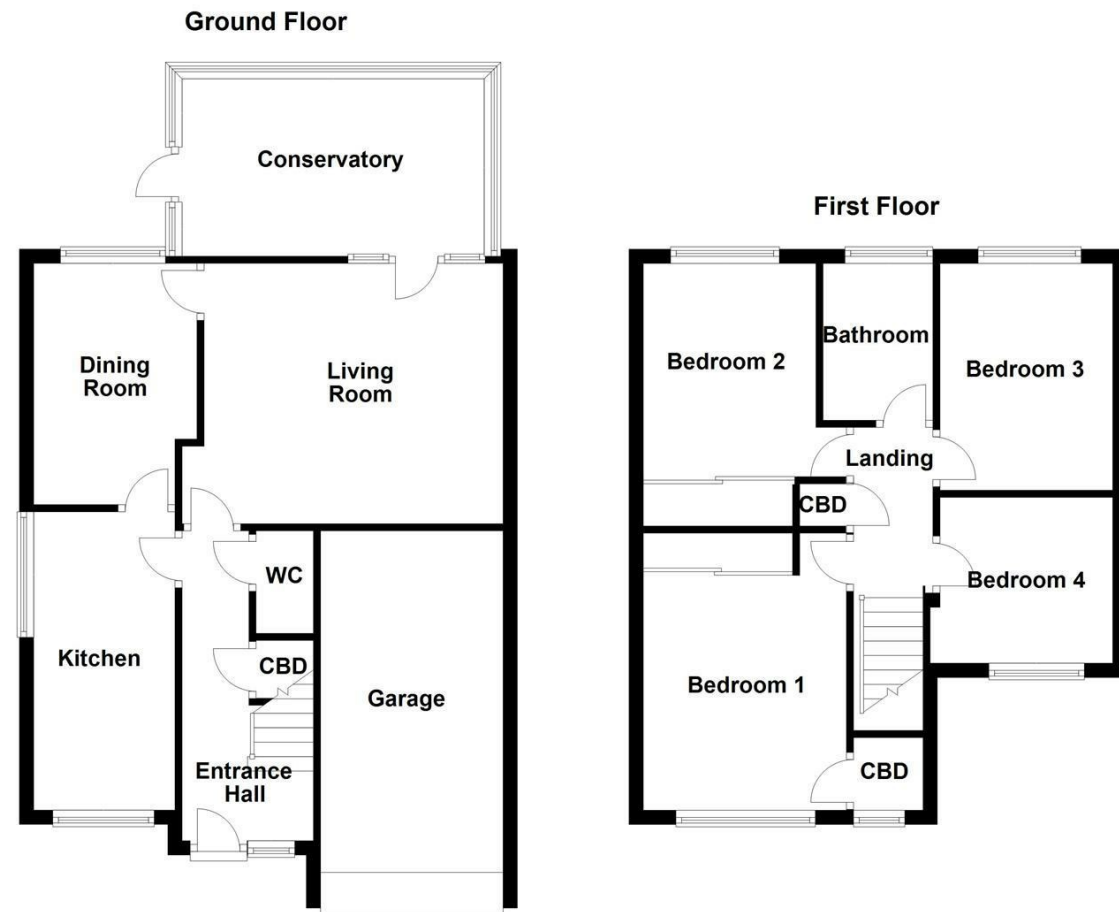




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**45 Hastings Court, Altofts, WF6 2SH**  
**For Sale Freehold £300,000**

Enjoying a cul-de-sac location is this four bedroom detached family home benefitting from ample off road parking, conservatory overlooking the rear garden with open aspect views of fields to the rear.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, spacious living room, conservatory, kitchen, separate dining room and downstairs w.c. The first floor landing leads to four good sized bedrooms (bedrooms one and two having fitted wardrobes) and three piece suite house bathroom/w.c. Outside to the front is an attractive lawned garden and large driveway providing ample off road parking for at least three vehicles leading to the integral single garage. To the rear is a paved patio area wrapping around the conservatory, perfect for al fresco dining overlooking the attractive lawned rear garden with open aspect field views behind the property.

The property is situated within the sought after location of Altofts within close proximity to Normanton and all the amenities it has to offer including supermarket and railway station. For those looking to travel further afield, the M62 motorway is only a short distance away.

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



#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed door and frosted window to the front, central heating radiator, coving to the ceiling and staircase leading to the first floor landing. Doors to the understairs storage cupboard, downstairs w.c., living room and kitchen.

##### LIVING ROOM

120" x 149" [max] x 138" [min] [3.66m x 4.52m [max] x 4.19m [min]]  
Coving to the ceiling, gas fire on a marble hearth with marble matching interior and wooden decorative surround. Central heating radiator and timber door providing access into the conservatory and dining room.



##### CONSERVATORY

81" x 140" [2.48m x 4.28m]  
Laminate flooring, power and light, UPVC single glazed aluminium windows on all three sides, glass roof and aluminium door leading out to the rear garden.



##### DINING ROOM

113" x 76" [max] x 63" [min] [3.44m x 2.29m [max] x 1.91m [min]]  
Coving to the ceiling, dado rail, UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access into the kitchen.



##### KITCHEN

139" x 65" [4.20m x 1.97m]  
Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob, space for a small fridge and freezer. Plumbing and drainage for a washing machine, breakfast bar, central heating radiator, UPVC double glazed windows to the front and side. Strip lighting and timber door providing access to the entrance hall.

##### W.C.

29" x 48" [0.86m x 1.44m]  
Pedestal wash basin with two taps and tiled splash back. Low flush w.c., central heating radiator and extractor fan.

##### FIRST FLOOR LANDING

Loft access, doors providing access to four bedrooms, the house bathroom and airing cupboard with fixed shelving within.

##### BEDROOM ONE

131" [max] x 111" [min] x 95" [4.01m [max] x 3.39m [min] x 2.89m]  
UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and fitted double wardrobe with mirror glass sliding doors. Timber door providing access into a cupboard with fixed shelving within, coving to the ceiling and UPVC double glazed window overlooking the front elevation.



##### BEDROOM TWO

95" [max] x 79" [min] x 910" [2.88m [max] x 2.38m [min] x 3.02m]  
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with mirror glass sliding doors.



##### BEDROOM THREE

80" x 72" [2.44m x 2.19m]  
UPVC double glazed window overlooking the rear elevation and central heating radiator.

##### BEDROOM FOUR

76" x 80" [min] x 87" [min] [2.31m x 2.44m [min] x 2.62m [min]]  
UPVC double glazed window overlooking the front elevation and central heating radiator.

##### BATHROOM/W.C.

72" x 52" [2.20m x 1.58m]  
Three piece suite comprising pedestal wash basin with mixer tap, panelled bath with two taps and electric shower over and low flush w.c. Part tiled walls, UPVC double glazed frosted window overlooking the rear elevation and central heating radiator.



#### OUTSIDE

To the front of the property is an attractive lawned garden with tarmac driveway providing off road parking for three vehicles leading to the single integral garage with manual up and over door. A paved pathway runs down the right hand side through a timber gate accessing the rear garden. Within the rear garden there's a paved patio area flowing around the conservatory, perfect for entertaining and dining purposes overlooking an attractive lawned garden with timber panelled surround fences on two sides. The rear garden enjoys an open aspect field view to the back.



#### 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.