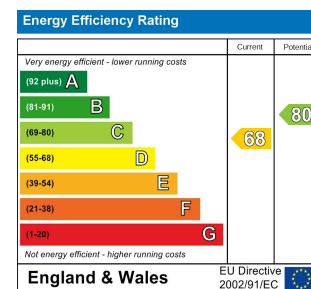
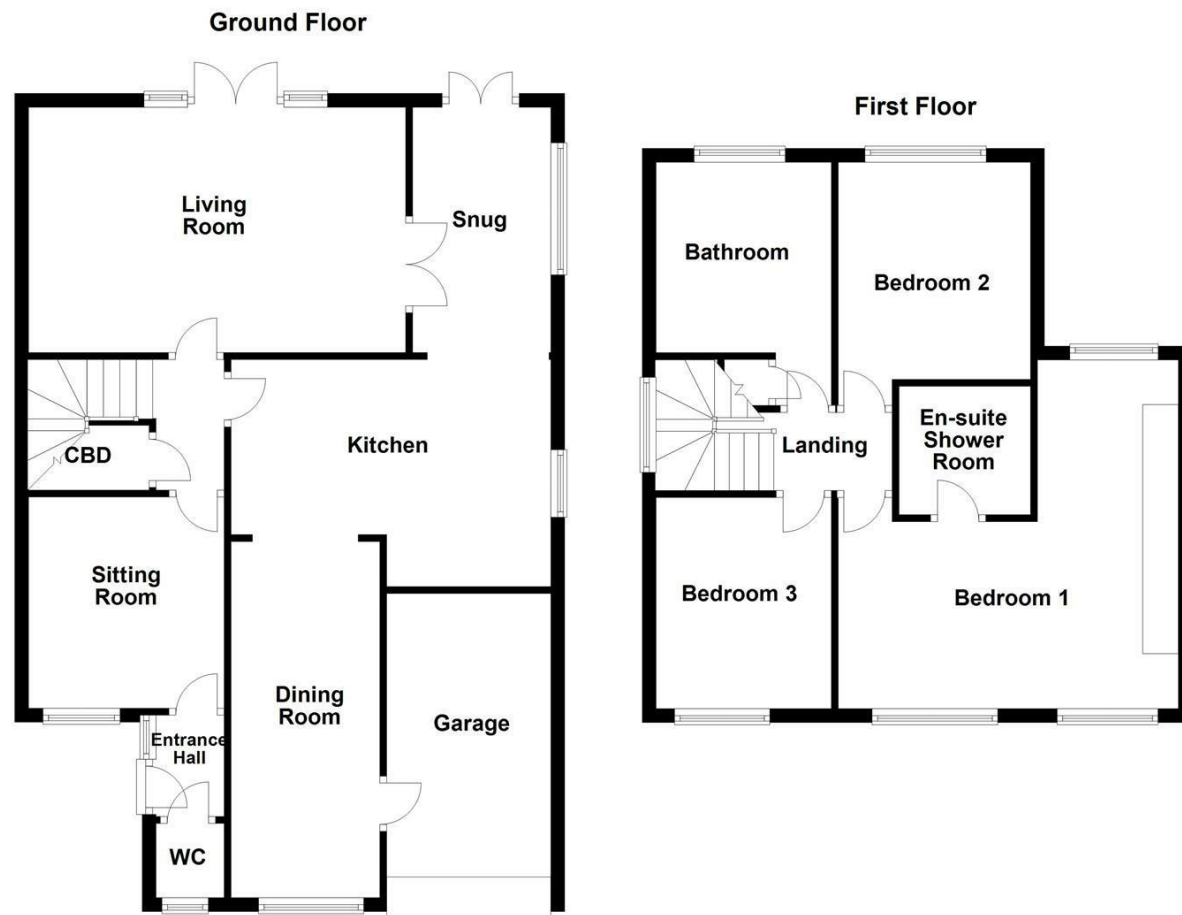




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 10 Bannockburn Way, Altofts, WF6 2SQ

### For Sale Freehold Offers Over £350,000

Enjoying a cul-de-sac location is this detached family home benefitting from extended living room, modern fitted kitchen, integral garage and enclosed rear garden. What was once a four bedroom property is now a generously proportioned three bedroom home.

The property briefly comprises of entrance hall, downstairs w.c., sitting room, inner hallway leading to kitchen, dining room, integral single garage, snug and extended living room. The first floor landing leads to three bedrooms [bedroom one with en suite shower room] and modern four piece suite house bathroom/w.c. Outside to the front of the property is a large double block paved driveway providing off road parking for two vehicles leading to the integral single garage. Whilst to the rear there is an attractive lawned garden with low maintenance slate border, paved patio at the rear, perfect for entertaining and dining purposes with raised planted borders and surrounded by timber panelled surround fences.

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 an early viewing comes highly recommended.

#### 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.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, two UPVC double glazed windows overlooking the front aspect, coving to the ceiling, laminate flooring, central heating radiator and doors to the sitting room and downstairs w.c.

### W.C.

3'6" x 3'3" [1.07m x 1.0m]

UPVC double glazed frosted window overlooking the front aspect, pedestal wash basin with mixer tap and tiled splash back. Low flush w.c., part tiled walls, central heating radiator and laminate flooring.

### SITTING ROOM

10'0" x 9'4" [3.07m x 2.85m]

Laminate flooring, UPVC double glazed window overlooking the front aspect, coving to the ceiling and central heating radiator. Door into the inner hallway.



### INNER HALLWAY

Staircase with handrail leading to the first floor landing and doors to the kitchen, living room and understairs storage cupboard.

### KITCHEN

14'7" x 8'3" [min] x 10'9" [min] [4.47m x 2.53m [min] x 3.30m [min]]

Range of wall and base high gloss units with laminate work surface over and laminate

upstanding above, 1 1/2 sink and drainer with chrome swan neck mixer tap, downlights built into the wall cupboards, display cabinets with glass shelving and plinth lighting. Integrated double oven and grill with integrated microwave oven above and separate four ring electric hobs, glass splash back and chrome cooker hood with downlights. Pull out pantry cupboard, integrated fridge and integrated dishwasher. Inset spotlights to the ceiling, UPVC double glazed window overlooking the side aspect, laminate tiled floor, central heating radiator and feature archway providing access into the dining room, with further archway into the snug.



### DINING ROOM

16'6" x 6'7" [5.04m x 2.03m]

Laminate tiled floor, UPVC double glazed window overlooking the front aspect, central heating radiator and door providing access into the integral single garage.

### INTEGRAL GARAGE

79" x 14'4" [2.38m x 4.39m]

Manual up and over door, power and light, water point connection, plumbing and drainage for a washing machine and wall mounted combi condensing boiler.

### SNUG

11'8" x 6'6" [3.56m x 2.0m]

Pitch sloping ceiling with inset spotlights within, large timber double glazed velux window, UPVC double glazed window to the side aspect and a set of UPVC double glazed French doors leading out to the rear garden. Central heating radiator, laminate tiled floor and double timber doors to the extended living room.



### LIVING ROOM

16'9" x 12'2" [5.13m x 3.73m]

Laminate flooring, two central heating radiators, coving to the ceiling and electric fire on a marble hearth with marble matching interior and marble decorative surround. Set of UPVC double glazed French doors leading out to the rear garden with windows either side.



### FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, loft access, coving to the ceiling and doors to three bedrooms and house bathroom.

### BATHROOM/W.C.

11'6" [max] x 9'1" [min] x 8'3" [3.52m [max] x 2.77m [min] x 2.53m]

Modern fitted four piece suite comprising larger than average shower cubicle with glass sliding door and mixer shower, pedestal wash basin with mixer tap and vanity mirror, low flush w.c. and panelled bath with mixer tap. UPVC double glazed frosted window overlooking the rear elevation, inset spotlights, extractor fan, chrome ladder style radiator and fully tiled walls and floor.



### BEDROOM ONE

8'9" [min] x 16'1" [max] x 15'10" [2.69m [min] x 4.92m [max] x 4.83m]

UPVC double glazed windows to the front and rear, inset spotlights to the ceiling, door

to the en suite shower room, central heating radiator and range of fitted wardrobes, fitted drawers and dressing table.



### EN SUITE SHOWER ROOM/W.C.

6'1" x 5'5" [1.87m x 1.67m]

Three piece suite comprising low flush w.c., wall hung wash basin with mixer tap and vanity mirror and larger than average shower cubicle with curved glass door and mixer shower. Chrome ladder style radiator, fully tiled walls and floor.

### BEDROOM TWO

11'6" [max] x 9'10" [min] x 8'5" [3.53m [max] x 3.02m [min] x 2.59m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

### BEDROOM THREE

10'0" x 8'3" [3.07m x 2.53m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

### OUTSIDE

To the front of the property is a large double block paved driveway providing off road parking for two vehicles leading to the integral single garage and timber gate with paved pathway leading down the side of the property with an outside light and water point connection. To the rear there is an attractive lawned garden with low maintenance slate border, paved patio at the rear, perfect for entertaining and dining purposes with raised planted borders and surrounded by timber panelled surround fences.



### 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.