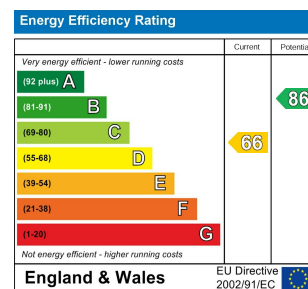




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



23 Lee Brigg, Altofts, WF6 2JJ
For Sale Freehold £148,000

A two bedroom traditional terrace house that has been re-furnished to a lovely standard in a contemporary style with new kitchen and bathroom.

This attractively presented house is approached via a welcoming entrance hall that leads through into a good sized living room that has a bay window to the front. To the rear there is an L-shaped dining kitchen that has been re-fitted with a good range of modern units with integrated cooking facilities. Beyond the kitchen area there is a separate utility room. The cellar provides valuable additional storage space. Whilst to the first floor there are two double bedrooms served by a bathroom that has been re-fitted with a modern white and chrome three piece suite. Outside, the property has a modest buffer style garden to the front. Whilst round to the rear there is a very pleasant garden designed for low maintenance with a patio sitting area.

The property is situated in this popular residential area in the heart of Lee Brigg within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities 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.



ACCOMMODATION

ENTRANCE HALL

11'1" x 3'3" [3.4m x 1.0m]

UPVC front entrance door, double central heating radiator and contemporary style wood effect laminate flooring.

LIVING ROOM

11'1" x 11'1" [3.4m x 3.4m]

Square bay window to the front, continuation of the laminate flooring and double central heating radiator.



DINING/KITCHEN

15'1" x 12'9" plus 6'2" x 4'7" [4.6m x 3.9m plus 1.9m x 1.4m]

Re-fitted to a lovely standard with a good range of modern wall and base units with laminate work tops and inset tiled splash backs incorporating stainless steel four ring gas hob with filter hood over, built in oven, composite sink unit, under plinth lighting and external door and window to the rear. Door to the cellar head.



UTILITY ROOM

6'6" x 4'7" [2.0m x 1.4m]

Window to the rear, continuation of the fitted cupboards, space and plumbing for a washing machine and matching cupboard housing the Ideal Esprit combination central heating system.

FIRST FLOOR LANDING

Built in cupboard that also houses the loft access point.

BEDROOM ONE

15'1" x 11'1" [4.6m x 3.4m]

Window to the front and double central heating radiator.



BEDROOM TWO

11'9" x 9'6" [3.6m x 2.9m]

Window to the rear and double central heating radiator.



BATHROOM/W.C.

8'10" x 6'2" [2.7m x 1.9m]

Re-fitted to a lovely standard with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, vanity wash

basin with cupboards under and low suite w.c. Ladder style heated towel rail, tiled walls and extractor fan.



OUTSIDE

To the front the property has a small buffer style garden. Whilst round to the rear there is a larger garden area with a paved patio sitting area.



COUNCIL TAX BAND

The council tax band for this property is A.

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.