



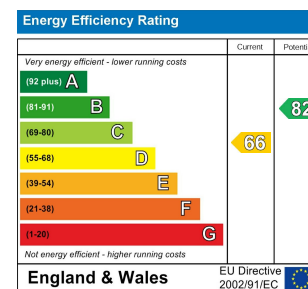
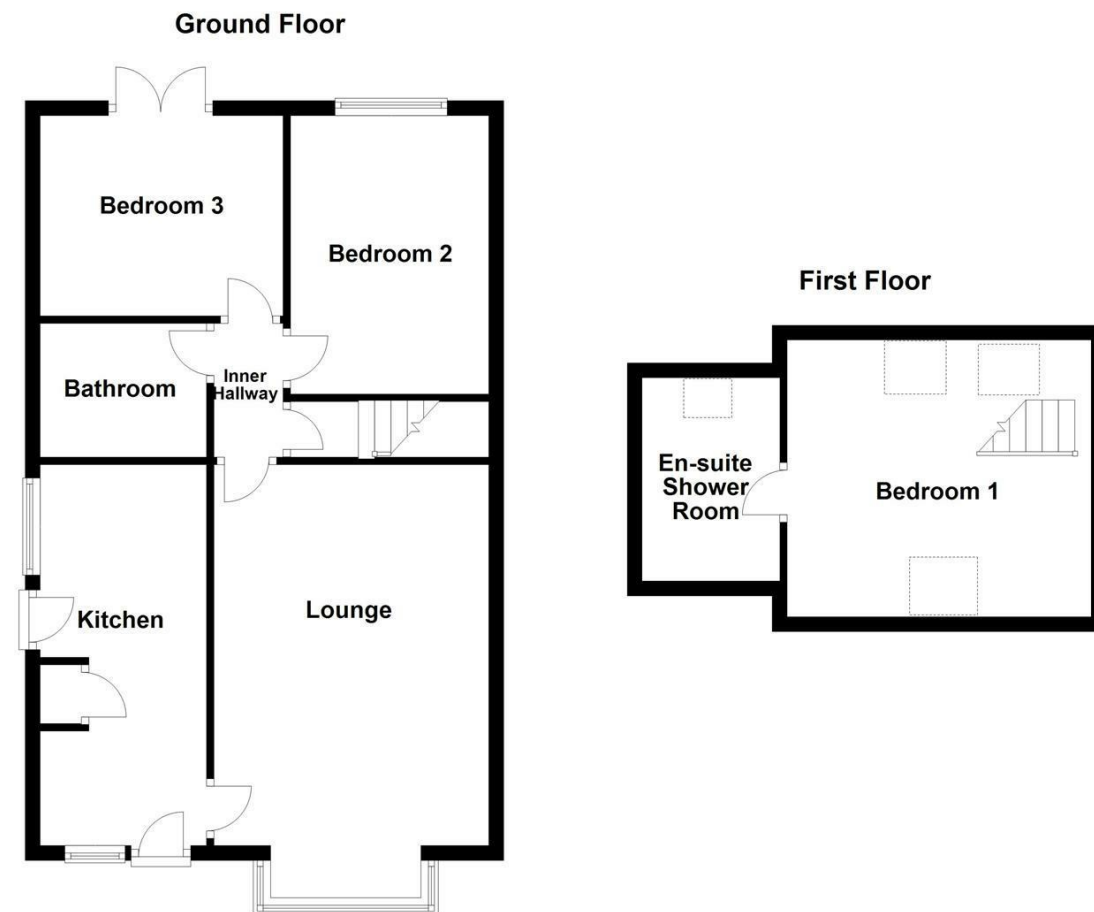
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)

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 – Contact Charlie O'Hara  
01924 339572 or [charlie@mortgagesolutionsofwakefield.co.uk](mailto:charlie@mortgagesolutionsofwakefield.co.uk)  
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01924 266555 or [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk)  
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\*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.



**5 Oakwood Close, Altofts, WF6 2NY**

**For Sale Freehold £284,950**

Well appointed throughout this deceptively spacious semi detached family bungalow with three double bedrooms boasts an open aspect to the rear and offers ready to move into accommodation ideal for a professional couple, growing family or indeed those looking to downsize.

With solid wood internal doors throughout and a heat sensitive CCTV system installed, the property briefly comprises front and side entrances leading into the breakfast kitchen with integrated appliances, spacious bay fronted living room, inner hallway, two bedrooms and newly installed family bathroom/w.c. To the first floor is the main bedroom with eaves storage and newly installed en suite shower room/w.c. Outside, there are gardens to the front and rear with driveway to the side providing ample off street parking leading to a detached single garage.

Situated in this popular part of Altofts, the property is well placed for access to a range of amenities including shops, schools, local bus routes and good access to the motorway network for those wishing to commute further afield.

Offered for sale with no onward chain, simply a fantastic home and only a viewing will fully reveal the quality and spacious accommodation on offer.



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**ACCOMMODATION**

**KITCHEN**

16'10" x 6'11" [5.14m x 2.12m]

UPVC double glazed entrance doors to the front and side. Comprising a range of newly installed contemporary style wall and base units with complementary laminate work surface over incorporating matching breakfast bar, sink and drainer, integrated oven and grill, four ring electric with cooker hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, T.V. point, spotlights, UPVC double glazed window to the side and wood effect tiled floor. Door to the lounge.



**LOUNGE**

18'7" x 11'11" max into bay [5.68m x 3.65m max into bay]

UPVC double glazed square bay window to the front, central heating radiator, T.V. point and door to the inner hallway.



**INNER HALLWAY**

Doors to two bedrooms, bathroom/w.c. and staircase to the main bedroom on the first floor.

**BEDROOM TWO**

12'11" x 8'11" [3.94m x 2.72m]

UPVC double glazed window to the rear and central heating radiator.



**BEDROOM THREE**

10'2" x 8'10" [3.12m x 2.70m]

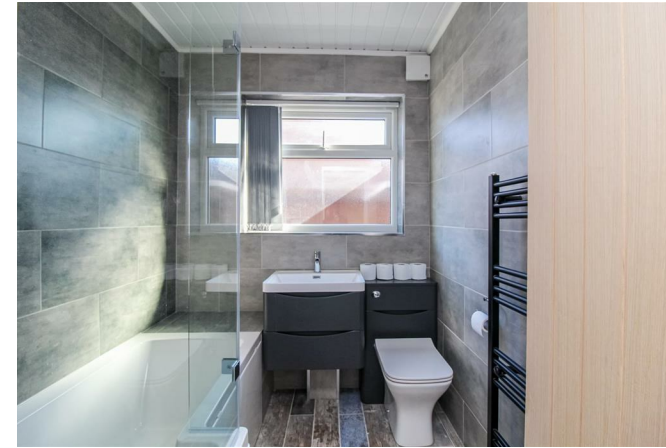
UPVC double glazed French doors to the rear garden and central heating radiator.



**BATHROOM/W.C.**

6'10" x 5'11" [2.10m x 1.82m]

Newly installed three piece modern white suite comprising L-shaped panelled shower bath with rainfall shower over, low flush w.c. and vanity wash basin with drawers. Ladder style radiator, UPVC double glazed frosted window to the side, wood effect tiled floor and fully tiled walls.



**FIRST FLOOR - BEDROOM ONE**

13'5" x 12'5" [4.11m x 3.79m]

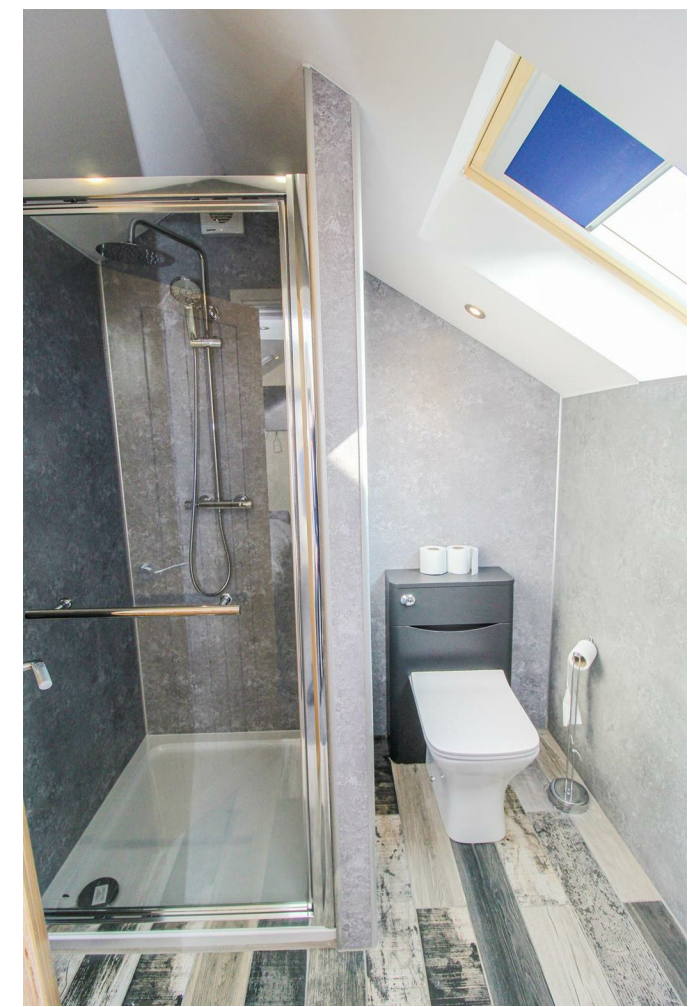
Contemporary wood and glass balustrade. Two timber framed double glazed Velux style windows, spotlights, central heating radiator, T.V. point and eaves storage areas. Door to the en suite shower room/w.c.



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

8'11" x 5'4" [2.73m x 1.65m]

Newly installed three piece modern white suite comprising shower cubicle with mixer shower, low flush w.c. and vanity wash basin with drawers. Ladder style radiator, timber framed double glazed Velux style window, tiled floor and spotlights. Eaves storage areas.



**OUTSIDE**

Newly turfed lawn garden to the front with new fence installed. A tarmac driveway provides ample off street parking which in turn leads to a detached single garage with up and over door. Further newly turfed garden to the rear incorporating Indian stone terraced patio and new fence installed which enjoys an open aspect.



**COUNCIL TAX BAND**

The council tax band for this property is B.

**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 six local offices.