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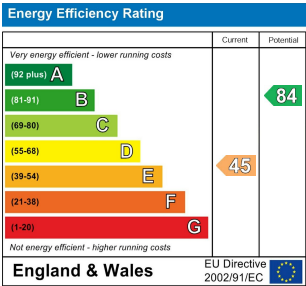


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



13 Patience Lane, Altofts, WF6 2LA

For Sale Freehold £340,000

This deceptively spacious substantial period semi detached home is set within a desirable location and offers well proportioned accommodation set over four floors.

To the ground floor, an open entrance porch leads into a good size reception hall, living room, dining room which leads through to the quality fitted kitchen boasting the addition of a useful laundry room and access to the cellar. To the first floor there are two particularly good size double bedrooms, as well as a third single bedroom. The main bedroom boasts dressing area leading through to en suite/w.c. The main house bathroom is of a good size and has been recently installed to an exceptional standard feature roll top bath and walk in shower. The spacious landing currently is used for additional storage but could be used as a study area and has a substantial pull down loft ladder to the bright and airy loft room currently used as yoga studio but lending itself to a variety of uses. Externally to the front there is a buffer garden, whilst to the rear the property enjoys a south westerly aspect with a good size lawned garden offering two seating areas and a summerhouse, again with scope for a variety of uses.

The property is presented to an impeccable standard and is sure to impress even the most discerning of buyers and an internal inspection is simply essential.



ACCOMMODATION

ENTRANCE HALLWAY

Front composite entrance door. A spacious entrance hallway with doors leading off to the reception rooms and stairs leading to the first floor. Single central heating radiator, coving and picture rail, quality wood effect flooring, feature archway.

DINING ROOM

14'11" x 13'5" to chimney breast [4.55m x 4.1m to chimney breast]

Quality wood effect flooring, feature log burning stove with exposed brick and tile hearth and surround. Inbuilt storage, picture rails, double central heating radiator, UPVC double glazed French doors leading out on to the rear garden, door into the kitchen.



KITCHEN

12'0" x 8'11" [3.66m x 2.72m]

Quality solid wood kitchen with complimentary block work surfaces comprising a ceramic double bowl sink and drainer with chrome

mixer tap, space for a Rangemaster cooker with extractor hood over, cupboard with space to house a fridge freezer, useful laundry room off and door to useful cellar for storage. UPVC double glazed window to the side.



LAUNDRY ROOM

3'6" x 6'7" [1.09m x 2.03m]

Central heating boiler, rear facing UPVC double glazed frosted window, side facing composite door to the rear.

CELLAR

LIVING ROOM

13'1" into recess x 13'1" plus bay [4.01m into recess x 4.01m plus bay]

UPVC double glazed bay window, three double central heating radiators, feature timber mantle with tiled hearth, coving to the ceiling. The living room also benefits from a super fast fibre boradband connection.



FIRST FLOOR LANDING

Doors off to the three bedrooms and the house bathroom/w.c. A spacious landing providing a useful storage space or office space. Pull down ladder steps lead to the loft room. Picture rail.

BEDROOM ONE

13'1" x 11'9" [4.01m x 3.6m]

Front facing UPVC double glazed window, single central heating radiator, exposed original wooden flooring, coving to the ceiling, door through to the dressing area and en suite shower room/w.c.



DRESSING AREA

4'4" x 4'11" [1.33m x 1.52m]

Laminate flooring, coving to the ceiling and spotlights.,

EN SUITE SHOWER ROOM/W.C.

6'2" x 4'11" [1.90m x 1.51m]

P-shaped walked in shower with glazed screens and main shower attachment. Low flush w.c., corner pedestal wash hand basin, tiling to the walls and Mosaic flooring tiling. Chrome heated towel rail.

BEDROOM TWO

9'6" x 10'7" [2.91m x 3.23m]

Coving to the ceiling, single central heating radiator, rear facing UPVC double glazed window.

BEDROOM THREE

10'1" x 6'2" [3.09m x 1.89m]

Front facing UPVC double glazed window, single central heating radiator.

BATHROOM/W.C.

8'11" x 11'8" [2.74m x 3.58m]

This stylish and modern good size bathroom comprises an exceptional four piece suite with feature roll top bath, hidden walk in

tilled shower with dual head waterfall power shower, quality vanity unit with wash hand basin and chrome mixer tap, concealed cistern low flush w.c. Floor tiling, part tiling to the walls, useful inbuilt storage cupboard, double central heating radiator, rear facing UPVC double glazed frosted window, spotlights to the ceiling and ladder style towel rail.



LOFT ROOM

16'5" x 14'5" [5.02m x 4.4m]

Converted into a multi- functional space. Velux style window to the side, spotlights to the ceiling, wood effect flooring, useful under eaves storage.

OUTSIDE

To the front of the property there is a buffer style garden, whilst to the rear there is a particularly attractive southwest facing garden with Indian stone paved patio seating area, lawn, raised vegetable beds, a range of mature shrubs and trees. Decked seating area and there is the useful addition of a summerhouse.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.