



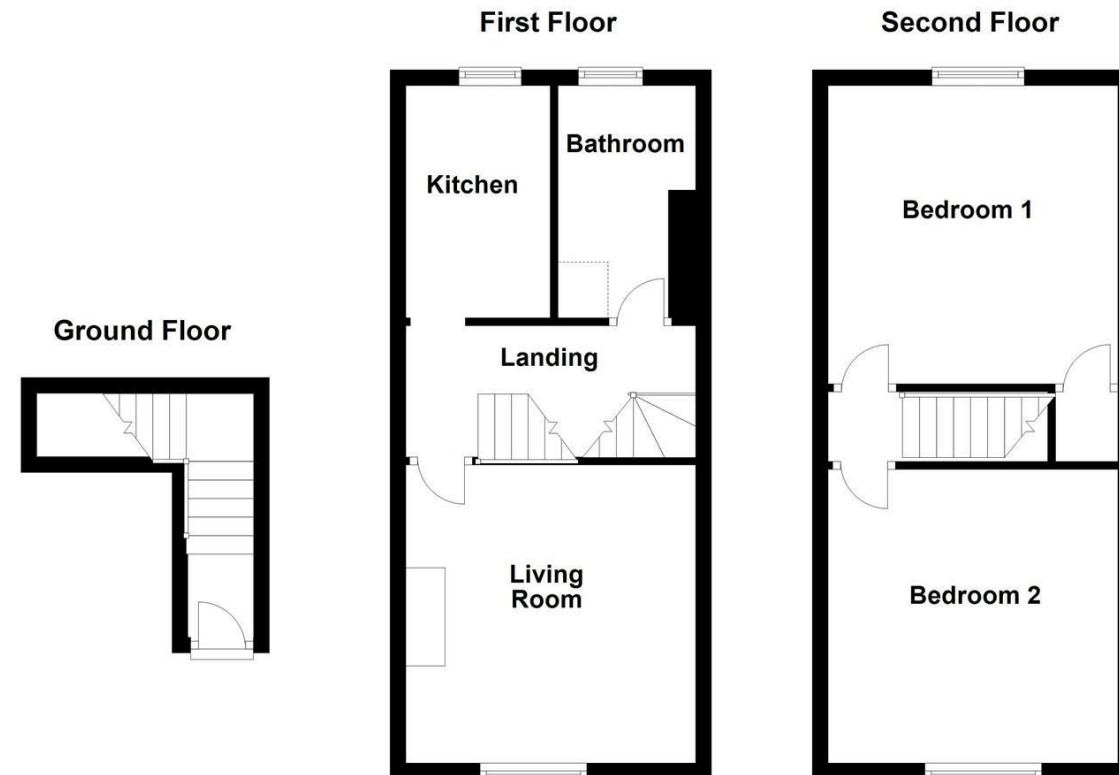
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Flat 2, 42 George Street, Altofts, WF6 2LS

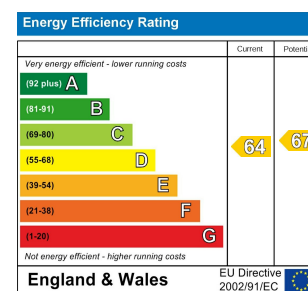
For Sale Leasehold Guide Price £70,000 - £80,000

**** CASH BUYERS ONLY**** Situated in Altofts is this two bedroom first floor maisonette with accommodation spanning over two floors. The property benefits from two good size double bedrooms along with a three piece bathroom suite, separate kitchen and living room.

The accommodation briefly comprises entrance hall, which leads to the first floor landing via the stairs. The first floor landing has access to the living room, kitchen and bathroom/w.c. Stairs lead to the second floor to both bedrooms. Externally there is on street parking. There is right of access via a side passage, to the rear of the property, for bin storage (only) in the rear garden which belongs to the ground floor flat.

Altofts is ideal for a range of buyers, as for the first time buyer and small family it is ideally located for shops and schools, which can be found within walking distance. Slightly further afield in Normanton there are large facilities, the train station and local bus routes to and from neighbouring towns and cities such as Wakefield, Castleford and Pontefract. Altofts is also close by to fantastic motorway networks in the form of the M62 for those who look to travel further afield.

Only a full internal inspection will truly show what is to offer and an early viewing comes highly advised to avoid any disappointment.



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.

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Stairs providing access to the first floor landing.

FIRST FLOOR LANDING

Access to the second floor landing, central heating radiator, doors to the living room, kitchen and the bathroom/w.c.

LIVING ROOM

12'6" x 12'1" max x 10'9" min [3.83m x 3.7m max x 3.3m min]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, decorative fireplace with marble hearth, laminate surround and a wooden mantle.

KITCHEN

6'0" x 9'7" [1.85m x 2.93m]

UPVC double glazed window to the rear, coving to the ceiling, a range of wall and base units with laminate work surface over, stainless steel sink and drainer, tiled splashback, space for a gas cooker, plumbing for a washing machine, space for a fridge freezer, Baxi combi boiler.



BATHROOM/W.C.

9'6" x 5'8" max x 2'7" min [2.92m x 1.73m max x 0.8m min]

Frosted UPVC double glazed window to the rear, storage cupboard, central heating radiator, low flush w.c., pedestal wash basin and panelled bath with mains fed shower head attachment, partially tiled.



SECOND FLOOR LANDING

Access to bedrooms.

BEDROOM ONE

12'1" x 12'5" max x 3'7" min [3.69m x 3.8m max x 1.1m min]

Central heating radiator, UPVC double glazed window to the rear, access to an overstairs storage cupboard.



BEDROOM TWO

12'5" x 12'1" max x 11'1" [3.81m x 3.7m max x 3.4m]

UPVC double glazed window to the front, central heating radiator.



OUTSIDE

Right of way access to the bins.

LEASEHOLD

The ground rent is £5 [pa]. The remaining term of the lease is 58 years [2024]. A copy of the lease is held on our file at the Normanton office.

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.