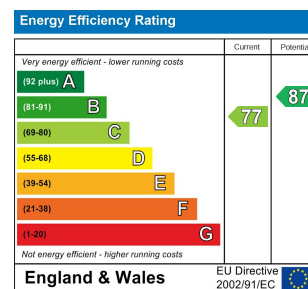
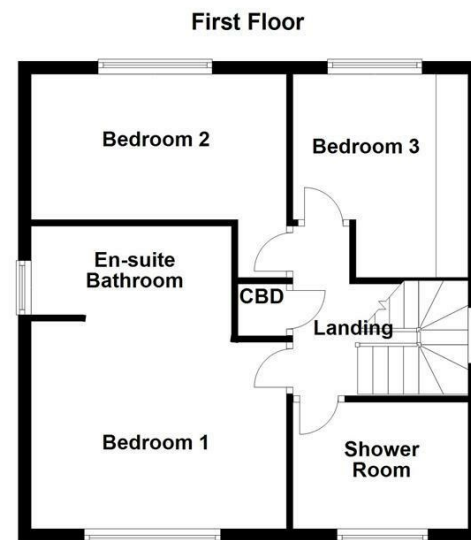
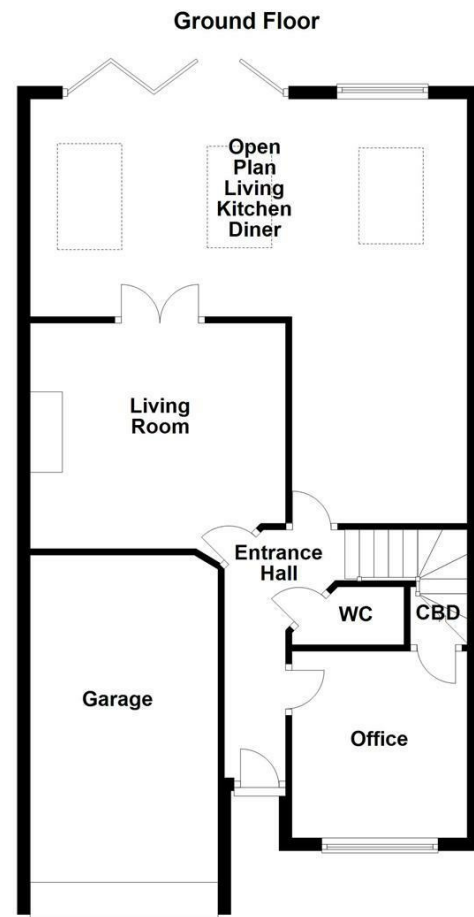




WAKEFIELD | **OSSETT** | **HORBURY**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements 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.



27 Victoria Gardens, Altofts, WF6 2FA For Sale Freehold £328,300

Experience luxury living in this stunning three bedroom detached family home, nestled within a modern and attractive development. The principal bedroom boasts an exquisite open plan en suite bathroom with a roll top bath, while the expansive open plan kitchen diner and living area offer the perfect space for entertaining, making this home an absolute must see.

The accommodation fully comprises entrance hall, office, downstairs w.c., living room with solid oak double doors into the open plan kitchen dining living with underfloor electric heating and bi-folding doors to the rear garden. To the first floor there is the principal bedroom with open plan en suite bathroom/w.c and fireplace, two further bedrooms and the contemporary house shower room/w.c. Outside there is a double block paved driveway for parking and integral single garage. An Indian stone paved pathway leads into the landscaped enclosed rear garden with stone walling, timber patio area, built in pond with waterfall feature, large timber summerhouse, pebbled seating area and wooden pergola.

Conveniently located within walking distance of local amenities and schools, this home benefits from excellent transport links, including bus routes to Wakefield, Castleford and Normanton, which also offers its own railway station and supermarkets. The M62 motorway network is easily accessible for those wishing to travel further afield.

An early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator with cover, solid wooden floor, solid oak doors into the office, downstairs w.c., living room, open plan kitchen/dining/living room, staircase leading to the first floor landing.

LIVING ROOM

13'0" x 11'5" max x 10'5" min [3.98m x 3.50m max x 3.19m min]

Solid oak French doors opening into the open plan kitchen/dining/living room, electric fire with beautiful polished surround and hearth, central heating radiator.



OFFICE

8'6" x 9'6" [2.61m x 2.91m]

UPVC double glazed window to the front, central heating

radiator, dado rail and wall mouldings, solid oak door providing access to the understairs storage cupboard.

DOWNSTAIRS W.C.

5'8" x 2'8" [1.74m x 0.88m]

Pedestal wash basin with mixer tap with tiled splashback, low flush w.c., tiled floor, central heating radiator, extractor fan.

OPEN PLAN KITCHEN/LIVING/DINER

22'0" x 21'7" max x 9'5" min [6.73m x 6.58m max x 2.88m min]

A range of wall and base units with solid wooden work surface over, tiled splashback, freestanding Stoves Range cooker with seven ring gas burner with cooker hood over, American style Samsung fridge freezer, stone tiled floor with electric underfloor heating. 1 1/2 ceramic sink and drainer with chrome mixer tap, integrated washing machine, UPVC double glazed bi-folding doors with built in blinds, three UPVC double glazed Velux windows to the pitched sloping ceiling with inset spotlights, three central heating radiators, LED lighting to the wall cupboards, LED plinth lighting, combi condensing boiler and a UPVC double glazed window to the rear,



FIRST FLOOR LANDING

Doors to the three bedrooms and house bathroom/w.c. Storage cupboard with fixed shelving, loft access, UPVC double glazed window to the side.

HOUSE SHOWER ROOM/W.C.

5'8" x 7'11" [1.74m x 2.43m]

Walk in shower cubicle with mixer shower having rain shower head and pull out shower attachment. Circular wash basin set into work surface with vanity cupboards below and mixer tap, low flush w.c., tiled walls, tiled floor with electric underfloor heating, inset spotlights to the ceiling, extractor fan to the ceiling and UPVC double glazed frosted window to the front elevation and ladder style radiator. Vanity mirror with built in LED lighting.



BEDROOM ONE

12'9" x 10'7" max x 9'9" min [3.91m x 3.23m max x 2.98m min]

UPVC double glazed window to the front elevation, central heating radiator, electric fire with granite hearth, matching interior and a decorative surround. Dado rail and wall mouldings, solid wooden floor, feature archway providing access to the open plan en suite bathroom/w.c.



EN SUITE BATHROOM/W.C.

10'6" x 5'7" max x 4'4" min [3.22m x 1.71m max x 1.34m min]

Freestanding roll top bath with wall mounted swan neck mixer tap and pull out shower attachment, low flush w.c., wash basin set in work surface with chrome mixer tap and floating vanity drawer, chrome ladder style radiator, Porcelain tiled walls, tiled floor, uplights within the bath surround, inset spotlights to the ceiling, wall mounted vanity mirror with LED lighting, wall mounted extractor fan, UPVC double glazed frosted window to the side elevation.

BEDROOM TWO

12'9" x 7'4" plus walk in area [3.91m x 2.26m plus walk in area]

Dado rail, wall mouldings, solid wooden floor, UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE

6'8" x 10'6" [2.04m x 3.21m]

Fitted double wardrobe with mirrored sliding doors to one wall, UPVC double glazed window to the rear, central heating radiator with cover and solid wooden flooring.

OUTSIDE

Low maintenance block paved double driveway providing ample off road parking and leading to the integral single garage with manual up and over door. Up and down lights, recess porch with UPVC cladding to the roof. To one side there is an Indian stone paved pathway leading to a timber gate and to the enclosed rear garden. Indian stone paved pathway at the rear with up and down chrome lights, stone walling, water point connection and Indian stone paved steps with uplights lead to the timber decked patio perfect for entertaining and dining purposes. Built in feature pond with waterfall feature, large timber summerhouse having timber double doors and single glazed windows. Timber wooden pergola with pebbled seating area, further up and down lights. Pebbled area with plants and timber fenced surrounds.



COUNCIL TAX BAND

The council tax band for this property is D

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.