



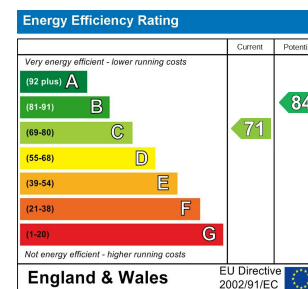
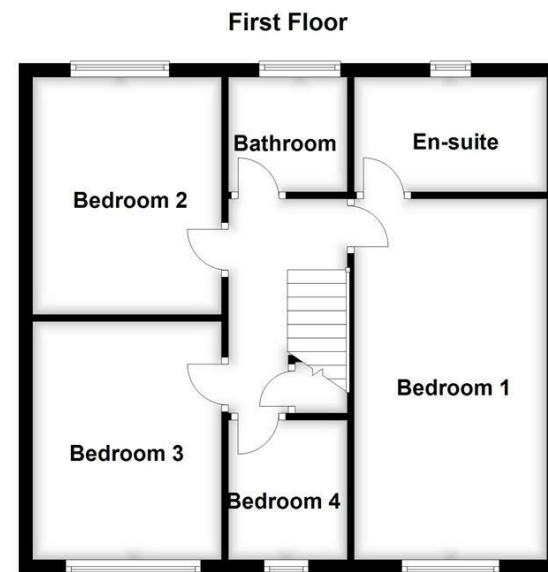
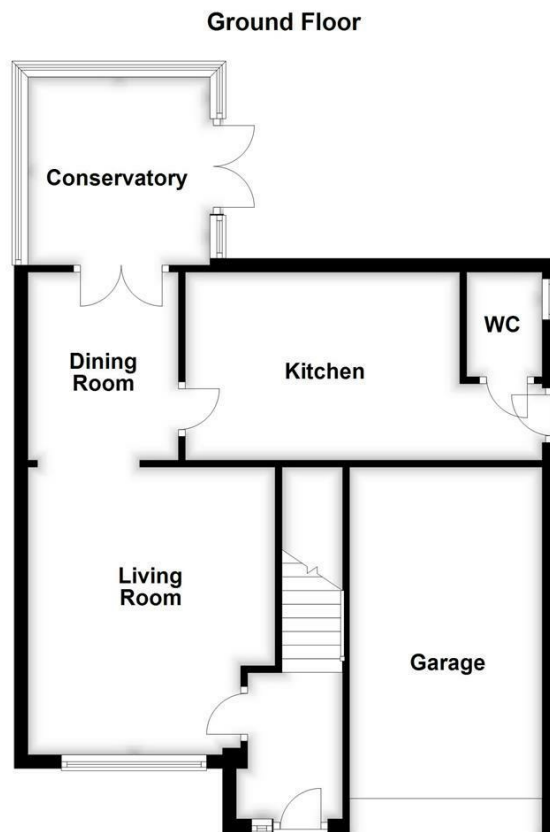
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



16 Rose Farm Approach, Altofts, Normanton, WF6 2RZ

For Sale Freehold £365,000

Updated, extended and improved, a well presented four bedroomed detached family house situated in this popular residential neighbourhood with fantastic far reaching views to the rear.

With a gas fired central heating system, sealed unit double glazed windows and solid oak internal doors throughout, this comfortable and attractively presented family home is approached via a welcoming reception hall that leads through to a good sized living room that has a feature fireplace. An archway then leads through into a separate dining room to the rear, beyond which is a conservatory taking full advantage of the views over the back garden and fields beyond. The kitchen has been extended to the side and re-fitted with a good quality range of units with integrated appliances. A downstairs toilet completes the ground floor accommodation. Whilst to the first floor, the extended principal bedroom has a very well appointed en suite shower room to the rear. The two further doubles and single bedroom are served by the re-fitted family bathroom. Outside, the property has a neat garden to the front with driveway parking leading up to an integral single garage with electric door. Round to the rear there is a larger garden, laid mainly to lawn with paved patio sitting areas and a useful wooden shed.

The property is situated in this popular residential neighbourhood within easy reach of Altofts and a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the neighbouring towns of Normanton and Castleford, both of which have their own railway stations and ready access to the national motorway network.



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KITCHEN

12'9" x 9'2" [3.9m x 2.8m]

Two windows to the rear and fitted to an excellent standard with a good range of gloss white fronted wall and base units with quartz work tops incorporating composite sink unit, five ring ceramic hob with AEG filter hood over, built in oven, grill and warming drawer, integrated microwave, space for an American style side-by-side fridge/freezer, integrated wine cooler, integrated dishwasher, washing machine and tall vertical contemporary style central heating radiator. External door to the side.



BEDROOM THREE

9'6" x 9'2" plus wardrobes [2.9m x 2.8m plus wardrobes]

Further good sized double bedroom with a window to the front, central heating radiator and a full width range of fitted wardrobes.

BEDROOM FOUR

6'10" x 5'6" [2.1m x 1.7m]

Window to the front and central heating radiator.

FAMILY BATHROOM/W.C.

6'2" x 5'6" [1.9m x 1.7m]

Frosted window to the rear, tiled walls and floor. Upgraded with a quality suite comprising panelled bath with shower attachment over, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail and extractor fan.

OUTSIDE

To the front the property has a neat lawned garden together with a block paved driveway that provides ample off street parking space. Round to the rear there is a lovely garden, laid mainly to lawn with a block paved patio sitting area, established raised bed, useful wooden shed and fantastic far reaching views over the fields to the rear.

ACCOMMODATION

RECEPTION HALL

Contemporary style front entrance door, wood strip flooring, central heating radiator and stairs to the first floor.

LIVING ROOM

13'1" x 11'9" [4.m x 3.6m]

Large window to the front, double central heating radiator and feature modern fireplace with marbled inset and hearth housing a living flame coal effect gas fire. Archway through to the adjoining dining room.



DINING ROOM

9'2" x 7'2" [2.8m x 2.2m]

Central heating radiator, wood effect flooring and double doors through to the conservatory.



CONSERVATORY

9'2" x 8'10" [2.8m x 2.7m]

Double French doors out to the back garden and quality glazed roof taking full advantage of the views over the back garden and field beyond.



W.C.

3'7" x 3'7" [1.1m x 1.1m]

Frosted window to the side, low suite w.c. and vanity wash basin with cupboards under. Extractor fan.

FIRST FLOOR LANDING

Oak and glazed balustrade, loft access hatch and useful overstairs linen cupboard.

BEDROOM ONE

17'4" x 8'10" [5.3m x 2.7m]

Window to the front, central heating radiator and connecting door though to the en suite.



EN SUITE/W.C.

8'10" x 5'6" [2.7m x 1.7m]

Frosted window to the rear and fitted to a lovely standard with a three piece contemporary style suite comprising walk in shower enclosure with glazed screen and twin head shower, vanity wash basin with drawers under and low suite w.c. with concealed cistern. Tiled floor and part vinyl panelled walls. Ladder style heated towel rail and extractor fan.

BEDROOM TWO

9'6" x 8'6" plus wardrobes [2.9m x 2.6m plus wardrobes]

Window to the rear taking advantage of the views, gardens and fields beyond. Central heating radiator and full width range of fitted wardrobes.



COUNCIL TAX BAND

The council tax band for this property is C.

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.