



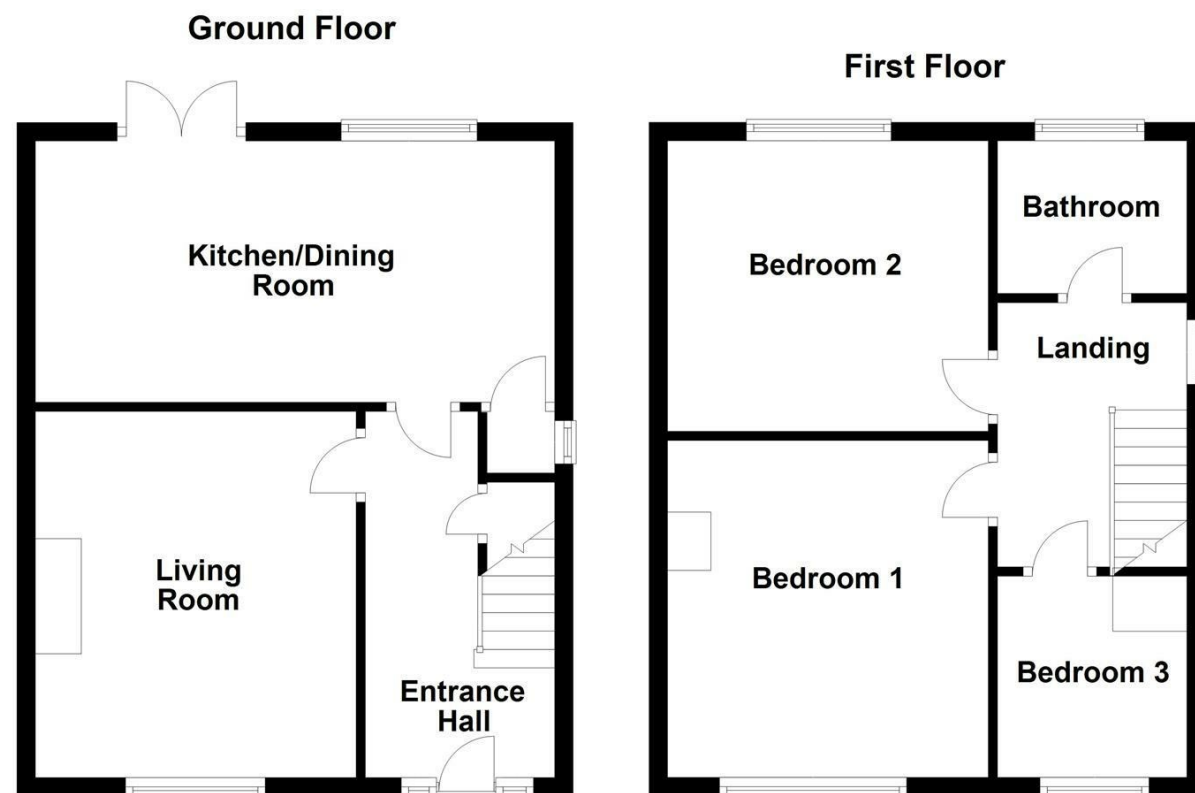
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

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PONTEFRACT & CASTLEFORD  
01977 798 844



## 17 Oakwood Drive, Altofts, WF6 2NX

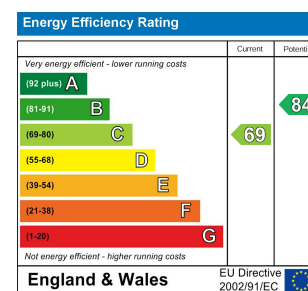
For Sale Freehold £235,000

Nestled into this ideal location and offered to the market with no chain involved is this superbly presented three bedroom semi detached property. Having recently been renovated the property benefits from a newly fitted modern kitchen in a good sized kitchen dining room along with tasteful décor throughout and the potential for further extension, subject to planning permission.

The accommodation fully comprises of the entrance hall, living room, kitchen dining room, first floor landing with loft access, three bedrooms and the house bathroom/w.c. To the front of the property the garden is laid to lawn with a planted border, fencing and wall boundary, pebbled and paved driveway providing off road parking parking and leading down the side of the property to the single detached garage with up and over door. The rest of the rear garden is mainly laid to lawn with stone paved patio area perfect for outdoor dining and entertaining purposes, fully enclosed by walls and fencing.

Altofts makes an ideal location for a range of buyers, as for the first time buyer and growing family looking in the area it is ideally located for shops and schools, of which can be found within walking distance. Some larger facilities being in Normanton town centre as well. Altofts is also ideal for those who enjoy country walks with great recreational facilities such as pubs, also nearby and in a great catchment area for the local doctors surgery. As for transport links there is bus routes running through Altofts for neighbouring towns and cities such as Wakefield, Castleford and Pontefract. Normanton is home to its own train station for more major city links and the M62 motorway is only a stones throw from the property for those who look to commute further afield.

In turn key condition, this property would make an ideal purchase for a range of buyers and only a full internal inspection will truly show what is to offer at this quality home and so an early viewing is highly advised to avoid 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



## ACCOMMODATION

### ENTRANCE HALL

12'3" x 6'9" max x 3'11" min [3.74m x 2.06m max x 1.21m min]  
Brand new UPVC double glazed front entrance door with frosted panes to either side. Central heating radiator, coving to the ceiling, stairs to the first floor landing with understairs storage, doors to the living room and kitchen dining room.

### LIVING ROOM

13'1" x 11'5" max x 10'2" min [3.99m x 3.49m max x 3.12m min]  
Coving to the ceiling, central heating radiator, UPVC double glazed window to the front, gas fireplace with painted hearth, surround and wooden mantle. Exposed brick chimney breast.



### KITCHEN DINING ROOM

18'6" x 9'3" [5.65m x 2.84m]  
Brand new UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, central heating radiator, access to a storage cupboard of which houses space and plumbing for a washing machine, frosted UPVC double glazed window to the side, spotlighting to the ceiling, a range of modern wall and base units with laminate work surface over, ceramic 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring induction hob with extractor hood over, integrated oven, integrated dishwasher, integrated fridge freezer.



### FIRST FLOOR LANDING

6'9" x 8'9" [2.06m x 2.67m]  
Brand new UPVC double glazed window to the side. Loft access, coving to the ceiling, doors to the bedrooms and the house bathroom/w.c.

### BEDROOM ONE

12'3" x 11'6" max x 8'1" min [3.74m x 3.51m max x 2.47m min]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, a range of fitted wardrobes.



### BEDROOM TWO

11'6" x 10'4" [3.51m x 3.16m]  
Decorative panelling to the walls, brand new UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

10'4" x 6'8" max x 3'8" min [3.16m x 2.05m max x 1.12m min]  
UPVC double glazed window to the front, central heating radiator.

### BATHROOM/W.C.

5'5" x 6'7" [1.66m x 2.03m]  
Brand new frosted UPVC double glazed window to the rear, ladder style central heating radiator, low flush w.c., pedestal wash basin and panelled bath with mixer tap and electric shower head attachment, glass shower screen. Partially tiled and extractor fan.



## OUTSIDE

To the front of the property, the garden itself is laid to lawn with a planted bed border, fencing to either side, wall to the front and a paved and pebbled driveway providing off road parking which leads down the side to the rear where there is a single detached garage with up and over door. The rest of the rear garden is mainly laid to lawn with a stone paved patio area perfect for outdoor dining and entertaining purposes, fully enclosed by fencing.



## COUNCIL TAX BAND

The council tax band for this property is C

## 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 Wakefield office and they will be pleased to arrange a suitable appointment.