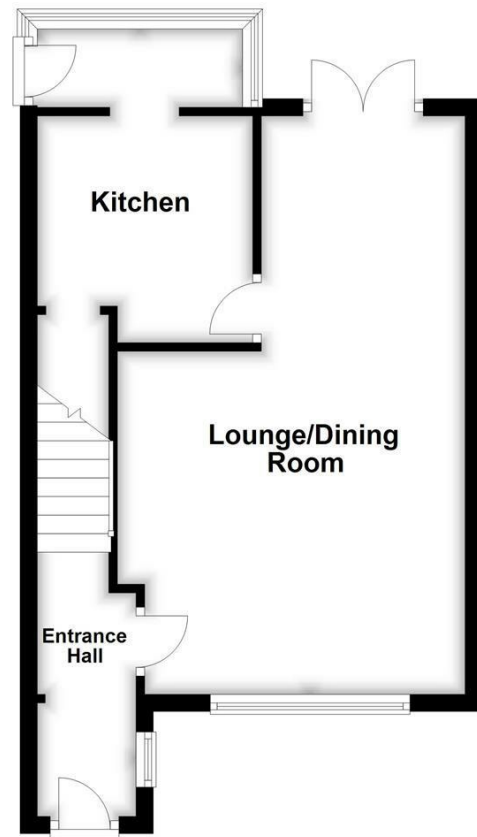


WAKEFIELD | OSSETT | HORBURY
 01924 291 294 | 01924 266 555 | 01924 260 022

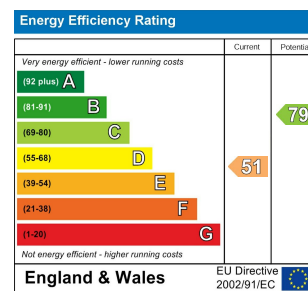
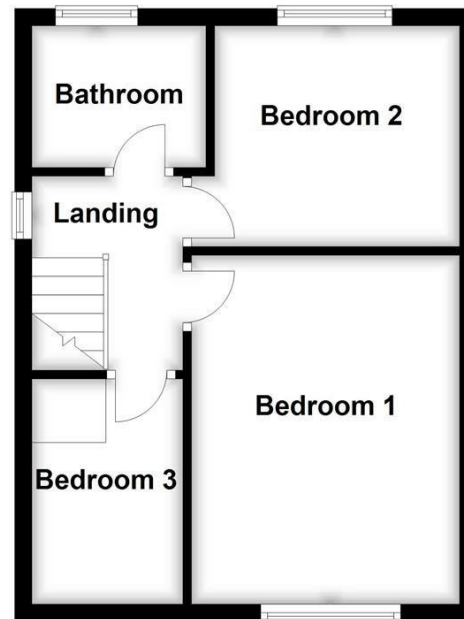
NORMANTON | PONTEFRACT & CASTLEFORD
 01924 899 870 | 01977 798 844



Ground Floor



First Floor



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.



12 Priory Close, Altofts, WF6 2PT

For Sale Freehold £240,000

Situated in the village of Altofts is this superbly presented three bedroom semi detached property boasting spacious driveway and an attractive enclosed rear garden with timber built office.

The property briefly comprises of the entrance hall, lounge/dining room and kitchen with understairs pantry. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a slate garden with block paved pathway and broad block paved driveway providing off road parking for several vehicles. Whilst to the rear is an enclosed garden comprising concrete and block paved patio area, perfect for outdoor dining and entertaining with a timber shed and timber built office.

The property is well placed for local amenities including shops and schools, with local bus routes nearby running to and from Normanton town centre. The M62 motorway is only a short drive from the property, for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, column central heating radiator, UPVC double glazed frosted window to the front with built in blinds, stairs to the first floor landing and door to the lounge/dining room.

LOUNGE/DINING ROOM

22'10" x 13'5" [max] x 7'9" [min] [6.97m x 4.09m [max] x 2.37m [min]] UPVC double glazed window to the front, a set of UPVC double glazed French doors to the rear with built in blinds, central heating radiator and column central heating radiator. Coving to the ceiling, door through to the kitchen and electric fireplace with marble hearth, surround and wooden mantle on exposed brick chimney breast and fitted alcove unit to the side.



KITCHEN

12'10" x 8'2" [3.93m x 2.5m]

Range of modern wall and base units with granite work surface over,

1 1/2 stainless steel sink and drainer with mixer tap and stone tiled splash back. Integrated double oven with four ring gas hob and extractor hood above, space and plumbing for a dishwasher and washing machine. Space for a fridge/freezer, access to an understairs pantry, UPVC double glazed windows to the rear with UPVC double glazed frosted door to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'3" x 10'2" [max] x 9'1" [min] [4.04m x 3.11m [max] x 2.78m [min]]

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



BEDROOM TWO

8'5" x 10'2" [max] x 9'6" [min] [2.58m x 3.12m [max] x 2.9m [min]]

UPVC double glazed window with built in blinds to the rear, coving to the ceiling and central heating radiator.



BEDROOM THREE

6'0" x 8'9" [max] x 5'8" [min] [1.83m x 2.67m [max] x 1.75m [min]]

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



BATHROOM/W.C.

5'5" x 6'7" [1.67m x 2.03m]

UPVC double glazed frosted window to the rear, ladder style radiator, low flush w.c., wash basin with storage below and mixer tap, panelled bath with mixer tap and shower head attachment. Partially tiled, extractor fan and spotlights to the ceiling.



OUTSIDE

To the front of the property there is a slate garden with planted features, a block paved pathway and block paved driveway providing off road parking for several vehicles running down the side. To the rear is a lawned garden incorporating concrete and block paved patio area, perfect for outdoor dining and entertaining, mature trees and shrubs, a timber shed and timber built office (1.95m x 2.91m) with power and light, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.