



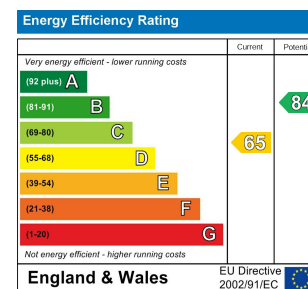
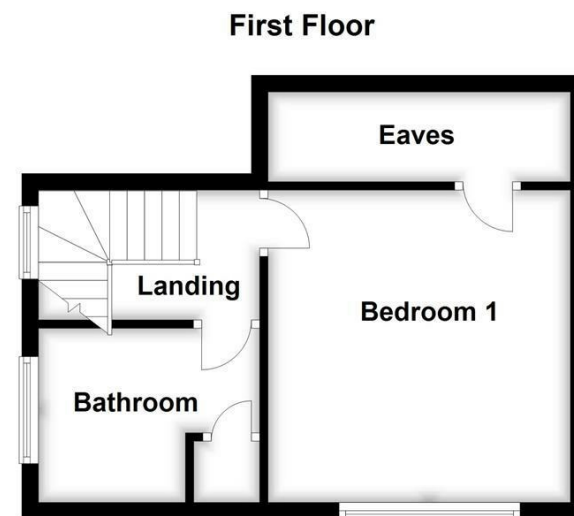
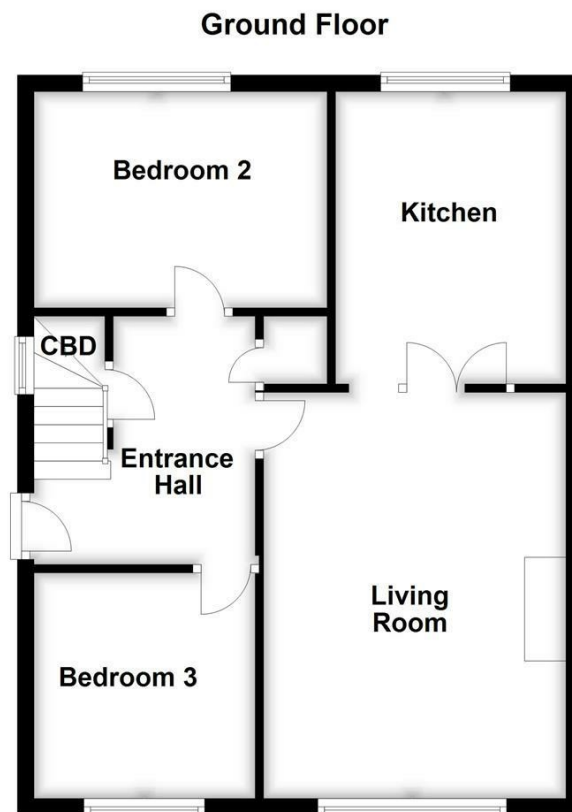
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HORBURY
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NORMANTON
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01977 798 844



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.



4 Churchfield Croft, Altofts, WF6 2QD

For Sale Freehold £225,000

Situated in Altofts is this three bedroom semi detached dormer bungalow benefitting from proportioned accommodation throughout benefitting from off road parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, two bedrooms, living room and kitchen. The first floor landing leads to a further bedroom and the house bathroom/w.c. Outside to the front is a double gate leading onto a tarmac driveway and pebbled area providing off road parking for several vehicles leading down the side of the property to the single detached garage. To the rear is a lawned garden with planted features incorporating paved patio area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing.

The property is situated in this enviable location in the heart of Altofts within very easy reach of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Castleford and Normanton, both of which have their own railway stations and ready access to the national motorway network.

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



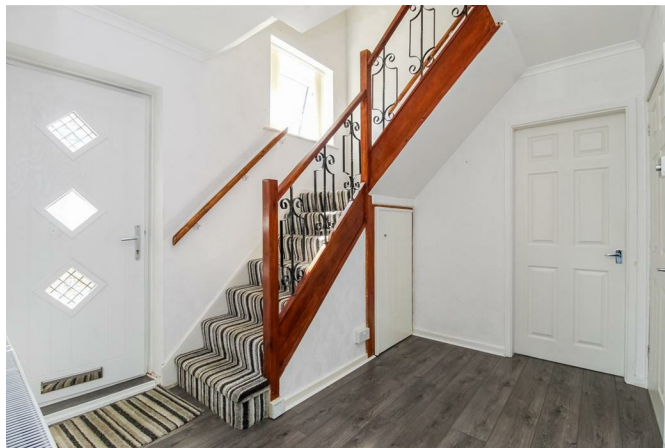
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ACCOMMODATION

ENTRANCE HALL

Composite front door, stairs to the first floor landing with an understairs storage cupboard, central heating radiator, UPVC double glazed window to the side, coving to the ceiling and doors to the living room, two bedrooms and a storage cupboard.



BEDROOM TWO

8'5" x 11'6" [2.57m x 3.52m]

UPVC double glazed window to the rear, coving to the ceiling, dado rail and central heating radiator.



BEDROOM THREE

8'7" x 8'10" [2.64m x 2.71m]

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

LIVING ROOM

15'11" x 11'10" [max] x 10'5" [min] [4.87m x 3.63m [max] x 3.19m [min]]

Coving to the ceiling, dado rail, central heating radiator and door to the kitchen. UPVC double glazed window to the front, decorative fireplace with marble hearth, surround and mantle.

KITCHEN

11'7" x 8'11" [3.54m x 2.72m]

Range of wall and base units with granite work surface over, sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine and dishwasher, space for a gas cooker with stainless steel extractor hood above, breakfast bar with granite work surface over, UPVC double glazed window and frosted door to the rear and central heating radiator.

FIRST FLOOR LANDING

Ceiling rose, doors to bedroom one and the bathroom.

BEDROOM ONE

8'11" x 11'11" [2.72m x 3.64m]

Access to the storage eaves, loft access, UPVC double glazed window to the front and central heating radiator.



BATHROOM/W.C.

8'6" x 6'8" [max] x 4'3" [min] [2.61m x 2.04m [max] x 1.3m [min]]

Central heating radiator, UPVC double glazed frosted window to the side, access to a storage cupboard housing the water tank, low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. Partially tiled.

OUTSIDE

The front of the property is accessed via a double gate onto a tarmacadam driveway and pebbled area providing off road parking for several vehicles leading down the side of the property to the single detached garage with up and over door. To the rear is a lawned garden with planted features incorporating paved patio area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing.



PLEASE NOTE

The property has an air source heat pump system.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.