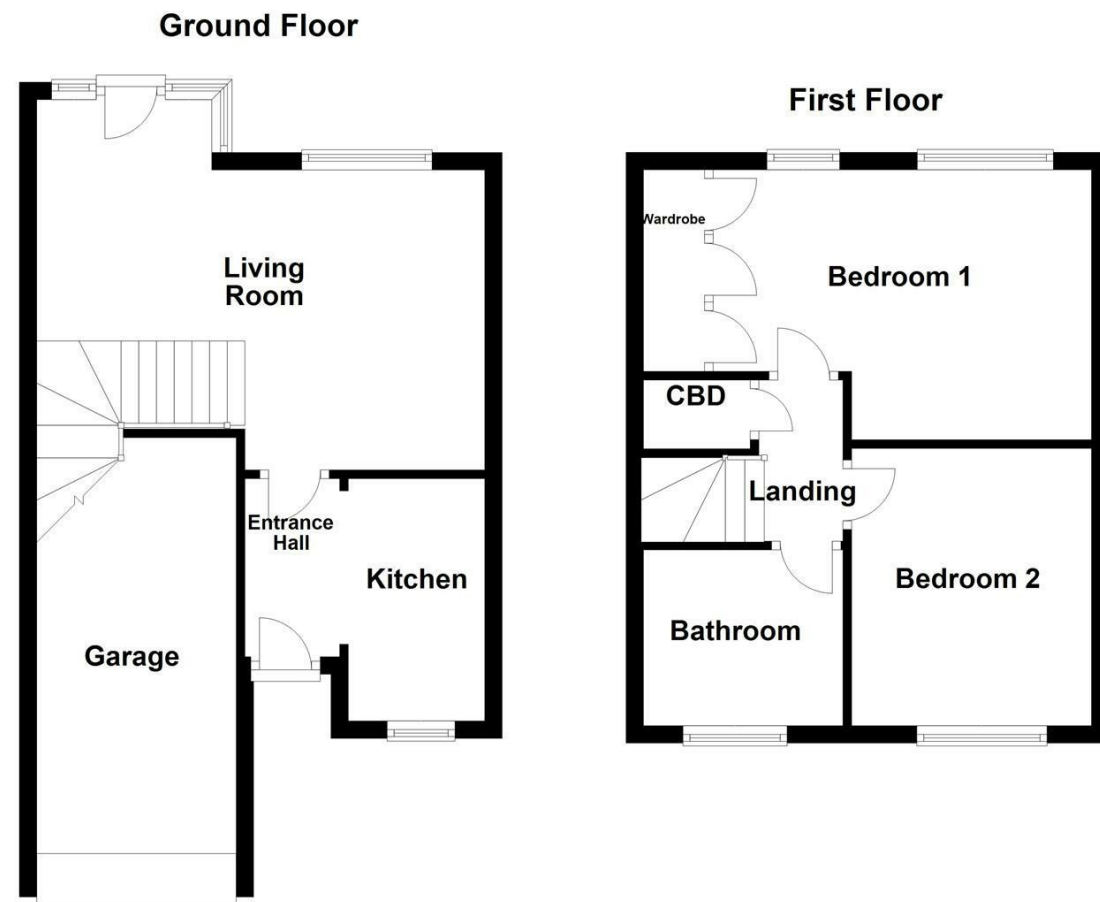




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



9 Marston Walk, Altofts, WF6 2SG

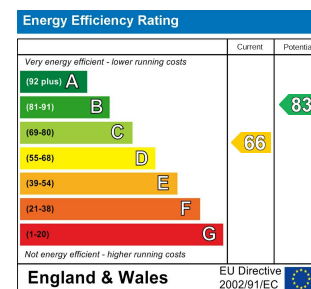
For Sale Freehold £175,000

Enjoying a cul-de-sac location is this two bedroom semi detached house benefitting from spacious living room, ample off road parking and enclosed attractive garden.

The property briefly comprises of the entrance hall, kitchen and living room. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden with block paved driveway providing off road parking leading to the single integral garage. A timber gate provides access to a lawned garden to the side and rear with paved patio seating area to the rear, fully enclosed by timber panelled surround fences.

Situated in a popular part of Altofts, the property is well placed to local amenities including shops and schools, as well as good access to the motorway network.

Available with no chain involved, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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

Central heating radiator, door leading into the living room and an archway into the kitchen.

KITCHEN

4'5" x 9'1" (1.35m x 2.79m)

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for an under counter fridge and freezer. Space for a cooker and UPVC double glazed window overlooking the front aspect.

LIVING ROOM

11'0" (min) x 13'7" (max) x 16'2" (3.37m (min) x 4.16m (max) x 4.93m)

UPVC double glazed windows to two sides and a further window and door to the rear. Two central heating radiators, laminate flooring and living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. Staircase leading to the first floor landing.



FIRST FLOOR LANDING

Doors to two bedrooms, house bathroom and storage cupboard with fixed shelving within over the bulkhead of the stairs.

BEDROOM ONE

6'8" (min) x 8'2" (max) x 14'0" (2.03m (min) x 2.49m (max) x 4.27m)

Two UPVC double glazed windows overlooking the rear elevation, central heating radiator and three built in single wardrobes.



BEDROOM TWO

8'2" x 10'5" (2.49m x 3.18m)

UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C

5'6" x 7'8" (1.70m x 2.35m)

Three piece suite comprising panelled bath with mixer tap and separate electric shower over, pedestal wash basin with two taps and low flush w.c. Part tiled walls, UPVC double glazed window overlooking the front elevation and central heating radiator.



OUTSIDE

To the front of the property is a pleasant lawned garden and block paved driveway leading up to an integral single garage with manual up and over door, power and light within. A timber gate provides access down a block paved pathway with pleasant lawned garden to the side flowing around to the rear with block paved patio area and attractive lawned garden, enclosed by timber panelled surround fences.



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.