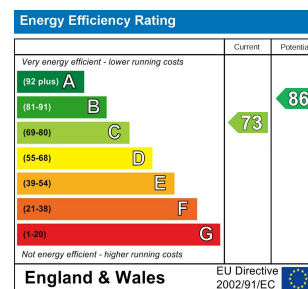
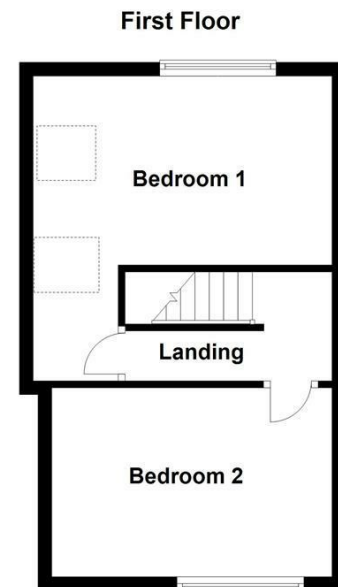
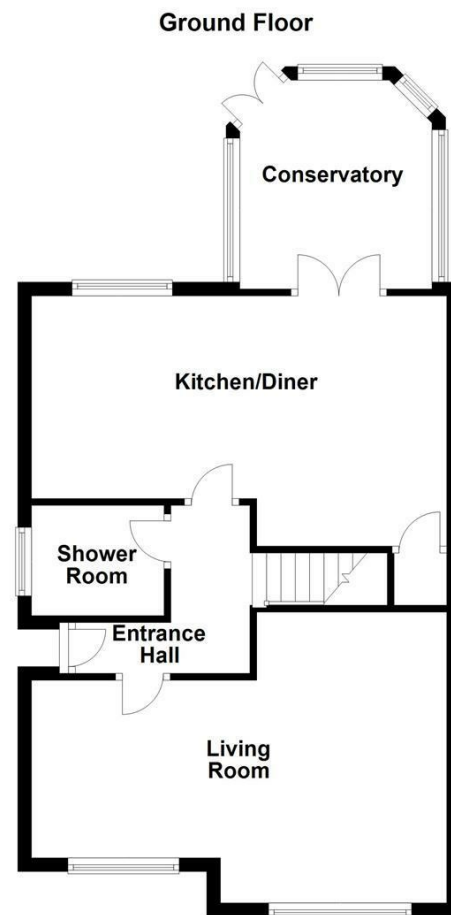




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



17 Priory Close, Altofts, WF6 2PT

For Sale Freehold Offers In The Region Of £240,000

Superbly appointed throughout and deceptive from the main roadside is this two double bedroom semi detached home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, spacious lounge, modern shower room/w.c., superb kitchen/diner with conservatory off. Stairs to the first floor lead to two double bedrooms. Outside, lawned garden to the front and rear with concrete driveway to the side providing ample off street parking leading to the detached garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network for those looking to travel further afield.

An ideal home for the working couple or those looking to downsize and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door, radiator, stairs to the first floor, laminate floor and doors to the living room, shower room and open plan kitchen/diner.

LIVING ROOM

9'4" [min] x 15'10" [max] x 19'9" [2.86m [min] x 4.84m [max] x 6.02m]

Two radiators and UPVC double glazed windows to the front.



SHOWER ROOM/W.C.

5'5" x 6'5" [1.67m x 1.97m]

Modern fitted three piece suite comprising concealed low flush w.c., vanity wash hand basin and walk in shower with mixer shower, rain water head and separate attachment. UPVC double

glazed frosted window to the side, heated chrome towel radiator and laminate floor.



KITCHEN/DINER

8'5" [min] x 12'3" [max] x 19'7" [2.59m [min] x 3.75m [max] x 5.98m]

Range of modern fitted solid wooden wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer, four ring Zanussi gas hob with cooker hood above, integrated Zanussi oven and grill, drawers down the base units, integrated fridge, integrated washing machine and integrated dishwasher. Laminate floor, door to downstairs storage, radiator, recess ceiling spotlights and UPVC double glazed windows and French doors to the rear.



CONSERVATORY

10'7" x 10'4" [max] x 5'1" [min] [3.24m x 3.15m [max] x 1.56m [min]]

Fully UPVC double glazed, wall mounted heater, vinyl floor and French doors to the side.



FIRST FLOOR LANDING

Loft access and doors to two bedrooms.

BEDROOM ONE

16'6" x 5'10" [min] x 14'0" [max] [5.05m x 1.78m [min] x 4.27m [max]]

UPVC double glazed window to the rear, freestanding double wardrobes, two timber framed double glazed velux windows to the side, recess ceiling spotlights and two radiators.



BEDROOM TWO

12'10" x 11'2" [3.93m x 3.42m]

UPVC double glazed window to the front and radiator.



OUTSIDE

To the front is a lawned garden with plants and shrub bordering and patterned concrete driveway providing ample off street parking leading to the concrete sectional detached garage with up and over door. To the rear is a lawned garden incorporating flagged patio with timber built shed and greenhouse.



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.

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.