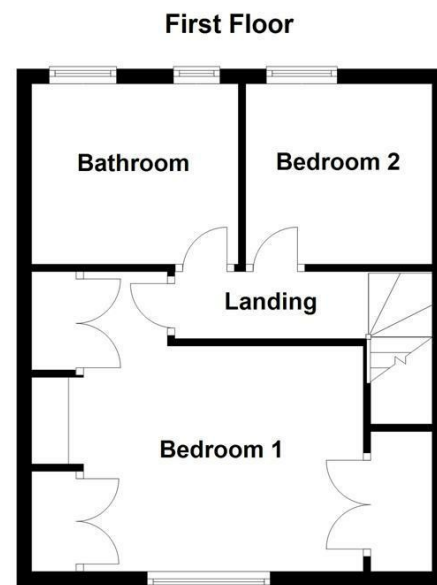
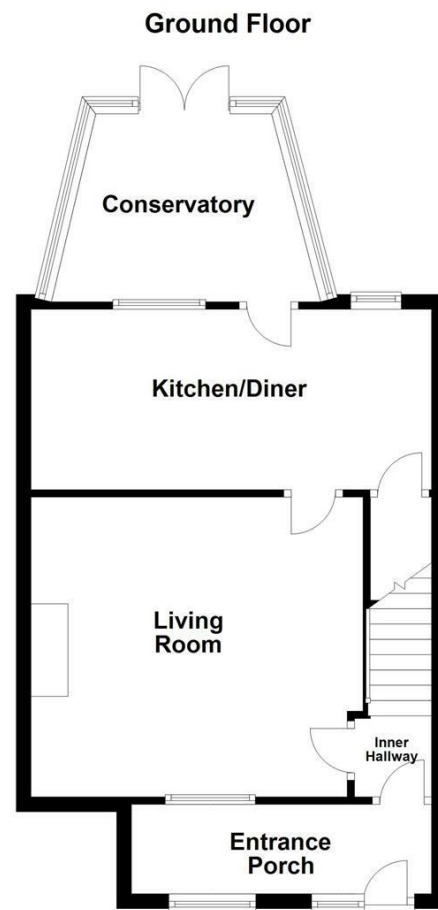




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.



### 3 Calverley Green Road, Altofts, WF6 2JS

For Sale Freehold £130,000

Situated in the Altofts area is this two bedroom mid terrace property in need of a slight degree of modernisation, but boasting well proportioned accommodation including two good size bedrooms, ample reception space furthered by a conservatory to the rear and attractive front and rear gardens.

The accommodation briefly comprises entrance porch, inner hallway with access to the living room and to the first floor via the stairs. The living room leads to the kitchen diner, of which has an understairs storage cupboard and a door to the conservatory. To the first floor landing there are doors leading to two bedrooms and the house bathroom/w.c. To the front of the property the garden is paved with planted features, mature shrubs throughout, fully enclosed by walls and timber fencing and an iron gate providing access to the paved pathway to the front door. The rear is low maintenance, mainly paved patio area and perfect for outdoor dining and entertaining purposes with raised planted beds with mature shrubs, fully enclosed by timber fencing and gate.

Altofts is an ideal area for a range of buyers, as for the first time buyer or small family looking in the area it is ideally located for shops and schools that can be found within walking distance. Some larger facilities can be found within Normanton itself as well as Castleford and Wakefield. For those who look to travel for work the Normanton train station is close by along with local bus routes that run to neighbouring towns and cities. For those who look to travel further afield the M62 motorway is only a short distance from the property. For those who enjoy days out Junction 32 shopping outlet and Xscape entertainment centre are only a short distance away as well as Pontefract race course.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly recommended.





**ACCOMMODATION**

**ENTRANCE PORCH**  
4'3" x 13'3" [1.32m x 4.06m]

Timber framed front entrance door with stained and frosted glass pane leading into the entrance porch. Two UPVC double glazed windows to the front, timber frame single glazed window to the living room, dado rail, timber framed door to the inner hall.

**INNER HALLWAY**

Central heating radiator, dado rail, stairs to the first floor landing, door to the living room.

**LIVING ROOM**

13'1" x 14'9" max x 13'2" min [4.01m x 4.52m max x 4.03m min]  
Dado rail, picture rail, coving to the ceiling, central heating radiator, door to the kitchen diner, gas fireplace with marble hearth, surround and ornate decorative mantle. Fitted alcove unit to one side.



**KITCHEN DINER**

8'0" x 17'10" [2.44m x 5.44m]

Central heating radiator, access to understairs storage cupboard, picture rail, UPVC double glazed window to the rear garden, UPVC double glazed window to the conservatory, UPVC single glazed door with stained glass pane leading into the conservatory. A range of wall and base units with laminate work surface over, ceramic 1.5 sink and drainer with mixer tap, tiled splashback, space and plumbing for a washing machine, space for a fridge freezer, integrated oven, integrated four ring gas hob.

**CONSERVATORY**

8'5" x 12'0" max x 8'6" min [2.58m x 3.68m max x 2.6m min]  
Surrounded by timber framed double glazed windows with a set of timber framed double doors to the rear garden. UPVC double glazed window to the kitchen.



**FIRST FLOOR LANDING**

Doors to the bedrooms and bathroom/w.c.

**BEDROOM ONE**

13'0" x 13'1" max x 10'1" min [3.97m x 3.99m max x 3.09m min]

Three fitted wardrobes with double doors, decorative fireplace with laminate hearth, surround and wooden mantle. Central heating radiator, UPVC double glazed window to the front.



**BEDROOM TWO**

8'3" x 8'3" [2.52m x 2.52m]

UPVC double glazed window to the rear, central heating radiator.



**BATHROOM/W.C.**

8'2" x 9'3" [2.5m x 2.82m]

Two frosted UPVC double glazed windows to the rear, central heating radiator, low flush w.c, pedestal wash basin with tiled splashback and panelled bath with tiled surround. Separate shower cubicle with electric shower head attachment and shower screen, being fully tiled. Coving to the ceiling, dado rail, fitted storage cupboard housing the water tank.



**OUTSIDE**

To the front of the property the garden itself is mainly paved with planted features, mature shrubs, iron gate providing access to the garden, timber fencing and wall surround. The rear garden is low maintenance with a paved patio area perfect for outdoor dining and entertaining purposes, does incorporate some raised planted beds, mature shrubs and space for a garden shed. Fully enclosed by timber fencing and timber gate.



**COUNCIL TAX BAND**

The council tax band for this property is A

**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 Normanton office and they will be pleased to arrange a suitable appointment.