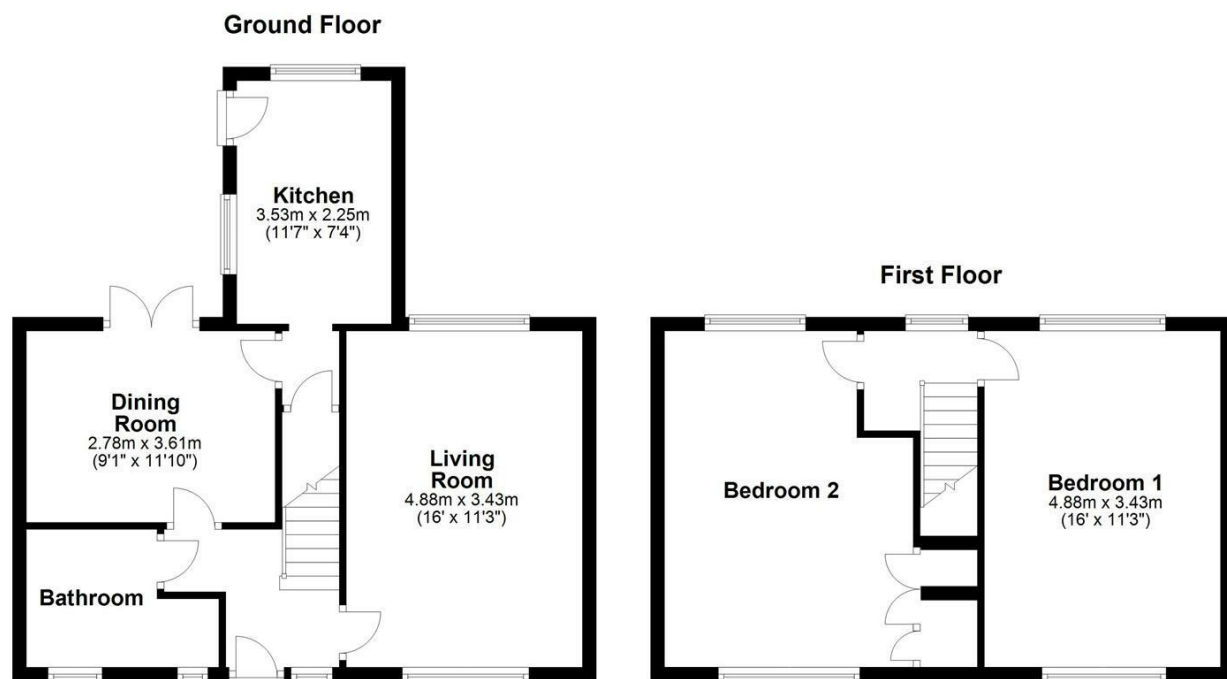


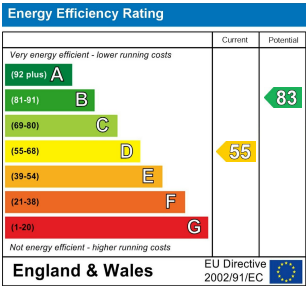


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



231 Church Road, Altofts, WF6 2QX

For Sale Freehold £310,000

Well presented throughout is this attractive and extended two double bedroom semi detached home that benefits from UPVC double glazing and gas fired central heating.

Originally a three bedroom house subsequently altered to create a spacious home that briefly comprises entrance hall, lounge, bathroom/w.c., dining room and extended kitchen to the rear. To the first floor there are two double bedrooms both of which enjoy a dual aspect. Outside, to the front there is a low maintenance garden and an unusually large garden to the rear that is ideal for entertaining purposes.

The property also benefits from outline planning permission for the erection of a two storey brick built three bedroomed detached dwelling. This valuable Permission was granted on 9th August 2025 under reference 24/00009/REF. The plans are available for inspection at our Normanton Office or online at the Wakefield Planning Portal.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, UPVC double glazed window to the front, central heating radiator, stairs to the first floor, fully tiled floor and doors off to the lounge, sitting/dining room and bathroom/w.c.

BATHROOM/W.C.

8'9" x 6'2" [max] [2.69m x 1.88m [max]]

Three piece suite comprising low flush w.c. with concealed cistern, wash basin over vanity unit and shaped panelled bath with electric shower over. Fully tiled walls and floor, two UPVC double glazed windows to the front and central heating radiator.

DINING ROOM

11'10" x 8'11" [3.61m x 2.72m]

French doors to the rear, coving to the ceiling, fully tiled floor, low level radiator and door to inner lobby.

INNER LOBBY

Understairs cupboard, central heating radiator and fully tiled floor. Doorway into the extended kitchen.

KITCHEN

11'6" x 7'10" [3.53m x 2.41m]

Fitted with a range of modern wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated grill and double oven, four ring gas hob with filter hood above. Integrated fridge and freezer, UPVC double glazed windows to the rear and side, UPVC door to the side. Plumbing for washing machine and fully tiled floor.



LOUNGE

11'3" x 16'0" [3.43m x 4.88m]

UPVC double glazed windows to the front and rear, coving to the ceiling, two central heating radiators and gas fire with wooden surround and marble hearth.



FIRST FLOOR LANDING

UPVC double glazed window to the rear and doors to two bedrooms.

BEDROOM ONE

15'11" x 9'2" [4.86m x 2.80m]

UPVC double glazed windows to the front and rear, two central heating radiators, wood laminate flooring and built in wardrobes.



BEDROOM TWO

11'11" x 15'11" [max] [3.65m x 4.86m [max]]

UPVC double glazed windows to the front and rear, central heating radiator, wood laminate flooring, built in wardrobes that house the combination boiler and loft access.



OUTSIDE

To the front there is a low maintenance pebbled garden that enjoys an open aspect over the fields and adjoining countryside. Down the

side of the property there is a tarmacadam driveway providing ample off street parking for several vehicles. To the rear there is a good sized low maintenance garden incorporating pebbled areas and block paved patio seating ideal for entertaining purposes. Useful outbuilding and access lane leading to a double detached garage.



DETACHED GARAGE

A larger than average detached garage with up and over door, light and power.

PLANNING PERMISSION

The property also benefits from outline planning permission for the erection of a two storey brick built three bedroomed detached dwelling. This valuable Permission was granted on 9th August 2025 under reference 24/00009/REF. The plans are available for inspection at our Normanton Office or online at the Wakefield Planning Portal.



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.