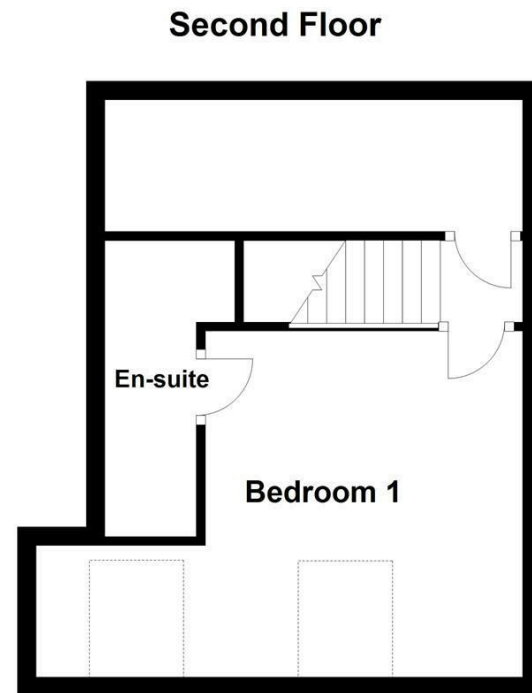
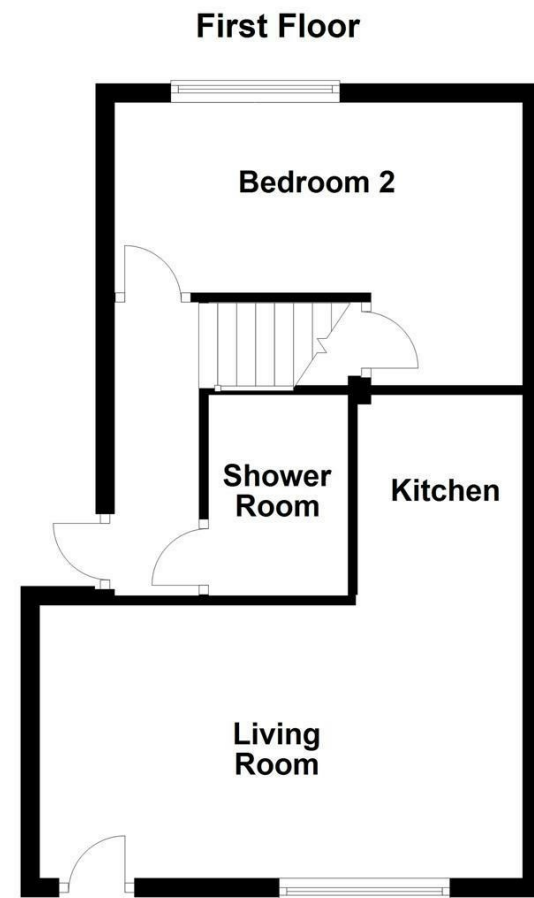




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 2 Church Terrace, Altofts, WF6 2JG

For Sale Leasehold Guide Price £120,000 to £130,000

A modern two bedroomed two storey maisonette style apartment situated in the heart of this sought after village within easy reach of local amenities.

With sealed unit double glazed windows and electric heating system, this comfortable apartment is approached via a communal entrance hall that leads up the first floor where there is a private entrance hall. The living room is of fine proportions with a window to the front, as well as a Juliet balcony. The kitchen is fitted to a good standard with a broad range of units with integrated appliances. To the rear there is a second bedroom and shower room fitted with a modern white and chrome suite. To the second floor there is a principal bedroom together with an en suite shower room and useful built in store. Outside, the property has an allocated parking space to the rear.

The property is situated in the heart of this popular village within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centres of Normanton and Castleford, both of which have railway stations and ready access to the national motorway network.

### 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,

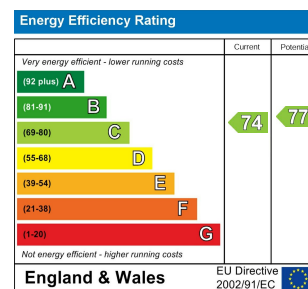
Pontefract & Castleford office 01977 798844

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.



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#### ACCOMMODATION

##### GROUND FLOOR ENTRANCE DOOR

Leading to the communal entrance hall with stairs up to the first floor.

##### FIRST FLOOR PRIVATE ENTRANCE HALL

Panelled entrance door and stairs up to the second floor.

##### LIVING ROOM

16'8" x 8'2" [5.1m x 2.5m]

Window and door to a Juliet balcony at the front, night storage heater and archway through to the adjoining kitchen.



##### KITCHEN

7'6" x 5'10" [2.3m x 1.8m]

High level window to the side and fitted with a good range of modern wall and base units with laminate work tops and tiled splash backs. Inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in oven, integrated washing machine and integrated fridge and freezer. Extractor fan.

##### BEDROOM TWO

14'5" x 6'6" plus recess [4.39m x 1.98m plus recess]

Window to the rear, electric wall heater and useful understairs cupboard.



SHOWER ROOM/W.C.



##### SECOND FLOOR LANDING

Deep reduced height storage cupboard.

##### BEDROOM ONE

11'9" x 11'1" plus recess [3.6m x 3.4m plus recess]

Two velux style rooflights to the front and night storage heater.



##### EN SUITE SHOWER ROOM/W.C.

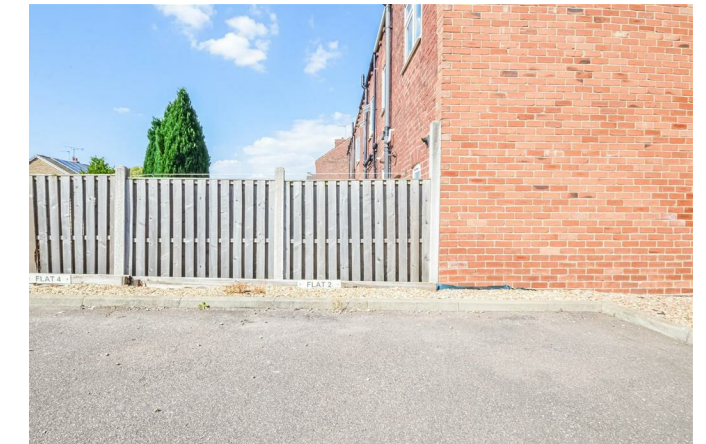
10'2" x 3'3" [3.1m x 1.0m]

Fitted with a modern white and chrome three piece suite comprising shower cubicle with electric shower and sliding glazed door, vanity wash basin with cupboards under and low suite w.c. Part tiled walls, extractor fan and chrome ladder style heated towel rail.



#### OUTSIDE

To the rear the property benefits from an allocated parking space.



#### LEASEHOLD

The service charge is £385.16 [pa] and ground rent £150.00 [pa]. The remaining term of the lease is 987 years [2024]. A copy of the lease is held on our file at the Normanton office.

#### COUNCIL TAX BAND

The council tax band for this property is A.

#### 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.