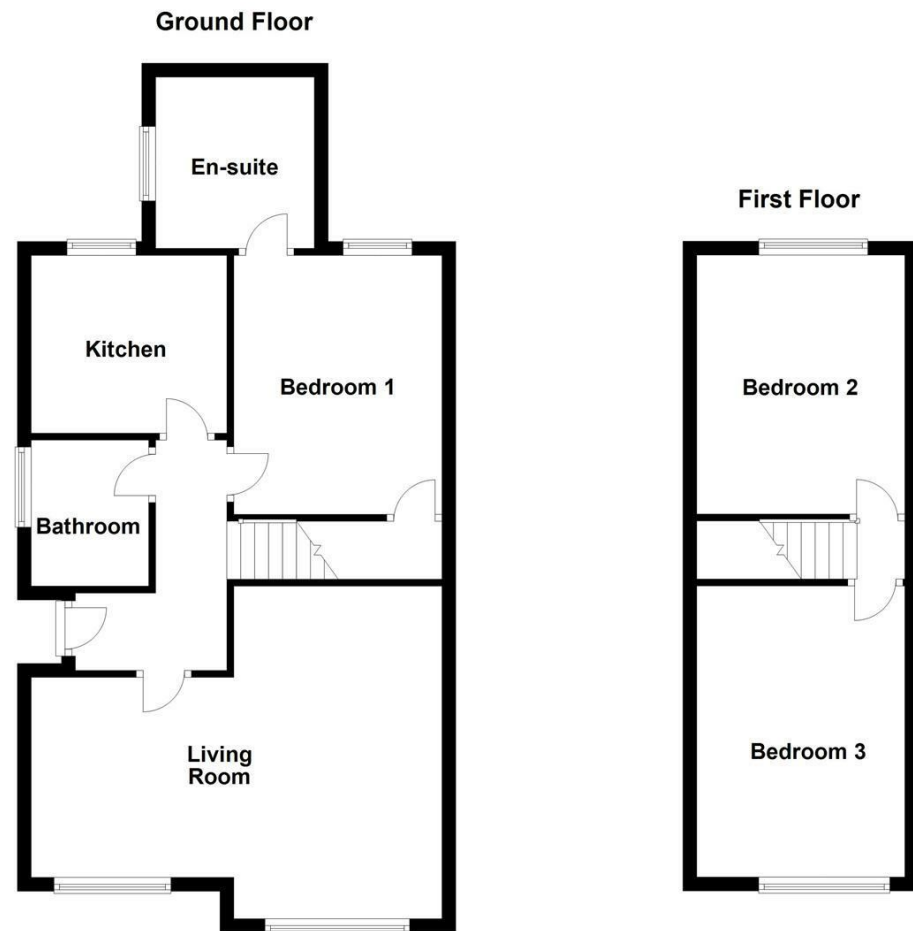




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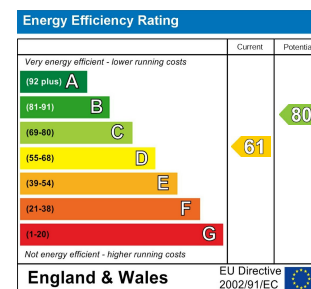
55 Churchfield Croft, Altofts, WF6 2QB

For Sale Freehold £225,000

A deceptively spacious three bedroomed dormer bungalow with en suite to the main bedroom, all situated in this highly sought after area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable property is approached via a welcoming entrance hall to the side which leads through into a large L-shaped living and dining room with two windows to the front and feature fireplace. To the rear the kitchen overlooks the back garden and is fitted with a good range of modern units. The principal bedroom is also on the ground floor with an en suite shower room to the rear. There is also a family bathroom to the side. To the first floor there are two further double bedrooms. Outside, the property has gardens to both the front and rear, as well as ample driveway parking leading up to a garage.

The property is situated in this highly sought after area within easy reach of the local shops, schools and recreational facilities in the centre of Altofts. Altofts itself is conveniently placed for access to the surrounding towns of Normanton and Castleford, both of which have their own railway stations and ready access to the national motorway network.



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



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ACCOMMODATION

OPEN ENTRANCE PORCH

Composite side entrance door to the hall.

HALLWAY

Central heating radiator and stairs to the first floor.

LIVING ROOM

9'10" x 9'6" plus 15'8" x 9'10" [3.0m x 2.9m plus 4.8m x 3.0m]

Large L-shaped room with two windows to the front, two central heating radiators and feature fireplace with a marbled surround and hearth housing a living flame coal effect gas fire.



KITCHEN

9'2" x 8'2" [2.8m x 2.5m]

Window to the rear and fitted with a good range of cream fronted wall and base units with contrasting dark laminate

worktops. Inset stainless steel sink unit, ceramic hob with filter hood over, built in oven, space and plumbing for a washing machine, space for a tumble dryer and space for a tall fridge/freezer. Tiled walls and double central heating radiator.

BEDROOM ONE

12'5" x 9'10" [3.8m x 3.0m]

Window to the rear, central heating radiator and useful understairs store.



EN SUITE SHOWER ROOM/W.C.

8'2" x 7'6" [2.5m x 2.3m]

Frosted window to the side, part tiled and part panelled walls. Fitted with a modern white and chrome three piece suite comprising wide shower cubicle, pedestal wash basin and low suite w.c. Central heating radiator, frosted window to the side and extractor fan.



BATHROOM/W.C.

6'6" x 5'6" [2.0m x 1.7m]

Frosted window to the side, tiled walls and fitted with a three piece suite comprising panelled bath with shower over and folding glazed screen, pedestal wash basin and low suite w.c. Extractor fan and central heating radiator.



FIRST FLOOR

BEDROOM TWO

12'1" x 10'2" [3.7m x 3.1m]

Window to the rear, central heating radiator and broad range of fitted wardrobes with matching drawer units. Access to the eaves storage area.



BEDROOM THREE

13'9" x 9'10" [4.2m x 3.0m]

Window to the front, central heating radiator, built in cupboard housing the gas fired central heating boiler and loft access point.



OUTSIDE

To the front the property has a block paved gated driveway providing ample off street parking that passes the side of the bungalow and leads up to the garage at the rear. The front garden is laid mainly to lawn with mature shrub borders. To the rear there is a further lawned garden, again with shrub borders.



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.