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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	



9 Stablers Walk, Altofts, Normanton, WF6 2TQ

For Sale Freehold £350,000

Well appointed throughout is this deceptively spacious four bedroom detached family home benefitting from large conservatory to the rear, ample off road parking and double garage.

The property fully comprises of entrance hall, downstairs w.c., living room, sitting/dining room, kitchen/breakfast room, utility and large conservatory. Stairs to the first floor lead to four bedrooms (bedroom one with stunning en suite shower room) and main house bathroom. Outside, lawned garden to the front with driveway to the side providing off street parking leading to the double detached brick built garage with twin up and over doors. South facing lawned garden to the rear incorporating flagged patio area.

The property is situated in a popular part of Altofts, well placed to local amenities including shops and schools with good access to the motorway network.

A fantastic home for the professional couple or family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, radiator, laminate floor, stairs to the first floor landing and doors to the downstairs w.c., living room kitchen/breakfast room and sitting/dining room. Doorway into further entrance hall.

W.C.

Low flush w.c., pedestal wash basin with splash back, radiator, laminate floor, coving to the ceiling and UPVC double glazed frosted window to the front.

LIVING ROOM

20'11" x 11'8" [6.38m x 3.56m]
Gas fire on a marble back, hearth and wood surround. UPVC double glazed window to the side, two radiators, coving to the ceiling and double glazed sliding patio doors to the conservatory.



SITTING/DINING ROOM

10'2" [min] x 12'6" [max] x 11'11" [3.10m [min] x 3.83m [max] x 3.65m]
UPVC double glazed window to the front with fitted shutters, radiator, coving to the ceiling and recess ceiling spotlights.

KITCHEN/BREAKFAST ROOM

16'6" x 8'8" [5.04m x 2.65m]
Range of modern fitted wall and base units with work surface over and tiled splash

back incorporating 1 1/2 stainless steel sink and drainer, four ring gas hob with stainless steel filter hood above and integrated oven and grill. Space for slimline dishwasher, space for fridge/freezer, breakfast bar, laminate floor, portrait style radiator, drawers down the base units, recess ceiling spotlights and the boiler is housed here [installed in 2023]. UPVC door into the utility room.



UTILITY ROOM

6'0" x 7'7" [1.85m x 2.33m]
UPVC double glazed window and door to the side, laminate floor, wall units and work surface over with plumbing for a washing machine. Door to the conservatory.

CONSERVATORY

19'6" x 9'9" [max] [5.95m x 2.99m [max]]
Fully UPVC double glazed on a brick built base, two radiators, laminate floor, modern fitted blinds and UPVC double glazed French doors to the rear.



FIRST FLOOR LANDING

UPVC double glazed window to the rear, radiator, doors to the storage cupboard, four bedrooms and the bathroom.

BEDROOM ONE

11'8" x 13'8" [3.57m x 4.17m]
UPVC double glazed window to the front, radiator, quality fitted wardrobes to two sides of the walls and door to the stunning en suite shower room.



EN SUITE SHOWER ROOM/W.C.

10'2" x 5'1" [max] x 4'7" [min] [3.11m x 1.56m [max] x 1.41m [min]]
Remodelled in 2024 comprising walk in contemporary shower with gold mixer shower and separate attachment, concealed low flush w.c. and 'his and hers' wash basins with gold taps. Part tiled walls, wood effect floor, recess LED spotlights, heated towel radiator and UPVC double glazed frosted window to the rear.



BEDROOM TWO

8'7" x 11'3" plus walk in area [2.64m x 3.45m plus walk in area]
UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM THREE

10'3" x 6'2" [3.14m x 1.88m]
UPVC double glazed window to the rear, radiator and coving to the ceiling.

BEDROOM FOUR

8'0" x 4'1" [min] x 7'6" [max] [2.45m x 1.26m [min] x 2.29m [max]]
Door to storage cupboard, loft access, coving to the ceiling, recess ceiling spotlights, radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

6'5" x 6'8" [max] [1.96m x 2.04m [max]]
Three piece suite comprising concealed low flush w.c. vanity wash hand basin and panelled bath with mixer shower over. Part tiled walls, laminate floor, UPVC double glazed frosted window to the rear and heated chrome towel radiator.

OUTSIDE

To the front is a lawned garden and driveway providing access to the double garage. To the rear is an attractive south facing lawned garden with plants and shrubs bordering incorporating stone flagged patio area.



DOUBLE GARAGE

18'4" x 16'4" [5.61m x 5.0m]
Twin up and over doors, light and power with drop down ladder to the storage space above.

PLEASE NOTE

There is proposed development to the rear of the property. All buyers should seek further information.

COUNCIL TAX BAND

The council tax band for this property is D.

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.