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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 1 Eskdale Croft, Altofts, WF6 2TB

### For Sale Freehold £275,000

Nestled in a sought after development is this three bedroom extended semi detached property benefitting from well proportioned accommodation including open plan lounge/dining/kitchen, off road parking and attractive gardens.

The property briefly comprises of open plan living/dining room with access to the downstairs w.c., storage cupboard, sitting room and an opening into the kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a block paved pathway leading to the front door with a side lawned garden and stone paved driveway leading to the single garage. To the rear is an enclosed low maintenance block paved 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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





ACCOMMODATION

OPEN PLAN LIVING/DINING ROOM

28'1" x 22'2" [max] x 11'11" [min] [8.57m x 6.78m [max] x 3.65m [min]]  
Composite front entrance door leading to the open plan living/dining area with quartz work surface over in a breakfast bar style, two central heating radiators, column style radiator, set of UPVC double glazed French doors to the rear garden, two UPVC double glazed windows to the side and doors to the sitting room, downstairs w.c., storage cupboard and an opening through to the kitchen.



KITCHEN

15'4" x 7'9" [4.69m x 2.37m]  
Range of modern wall and base units with quartz work surface

over, inset 1 1/2 sink and drainer, space and plumbing for a washing machine, integrated double oven and microwave, four ring induction hob, integrated wine cooler, integrated slimline dishwasher and integrated fridge/freezer.



W.C.

3'4" x 3'10" [1.03m x 1.18m]  
Low flush w.c. and wash basin with mixer tap.

SITTING ROOM

11'10" x 15'5" [max] x 15'1" [min] [3.63m x 4.72m [max] x 4.62m [min]]  
Stairs to the first floor landing, two UPVC double glazed windows to the front and central heating radiator.



FIRST FLOOR LANDING

Coving to the ceiling, doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 19'5" [3.66m x 5.94m]  
UPVC double glazed windows to the front and rear and central heating radiator.



BEDROOM TWO

8'2" x 15'5" [2.5m x 4.72m]  
UPVC double glazed windows to the rear and central heating radiator.



BEDROOM THREE

11'10" x 10'8" [max] x 3'10" [min] [3.63m x 3.27m [max] x 1.18m [min]]  
Access to an overstairs storage cupboard, loft access, central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

5'5" x 6'11" [1.66m x 2.11m]  
UPVC double glazed frosted window to the front, spotlights to the ceiling, low flush w.c., ceramic wash basin and panelled bath with overhead shower and glass shower screen.



OUTSIDE

To the front is a block paved area leading to the front door. To the side is a lawned garden with planted and pebbled borders incorporating mature shrub, surrounded by timber fencing. There is a stone paved driveway providing off road parking for two vehicles leading to the single semi-detached garage with electric roller door, power and light. To the rear is a low maintenance garden incorporating block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.