

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



9 The Bungalows Church Road, Altofts, WF6 2QN

For Sale Freehold £260,000

Situated in Altofts is this two bedroom semi detached bungalow sitting on a generous sized plot and extended to the rear benefitting from off road parking and landscaped gardens.

The accommodation briefly comprises of the entrance hall leading into the modern kitchen/breakfast room, living room, shower room/w.c., bedroom two, hallway leading to bedroom one and dining/sitting room. Outside to the front is a landscaped garden and driveway providing off road parking. To the rear is a landscaped low maintenance garden incorporating large block paved patio area, pebbled and planted beds, fully enclosed by walls and timber fencing.

Situated in a popular part of Altofts, the property is well placed to local amenities including shops and schools with local bus routes nearby. The motorway network is only a short drive away, perfect for those looking to travel further afield.

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



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ACCOMMODATION

ENTRANCE HALL

5'1" x 3'9" [1.56m x 1.15m]

Composite front entrance door, UPVC double glazed window to the side, central heating radiator and an opening through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'10" x 8'2" [4.53m x 2.49m]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated double oven with four ring gas hob and extractor hood, integrated fridge/freezer and integrated washing machine. Spotlights, UPVC double glazed window to the front, doors to a further hallway, living room, shower room and bedroom two.



LIVING ROOM

11'9" x 14'11" [max] x 13'9" [min] [3.6m x 4.56m [max] x 4.2m [min]]

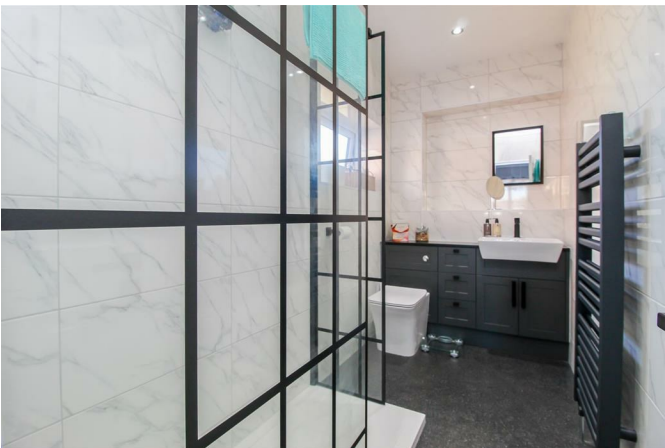
Coving to the ceiling, central heating radiator, UPVC double glazed bow window to the front, flush fitting gas fireplace with glass front and marble hearth.



SHOWER ROOM/W.C.

4'9" x 10'3" [1.45m x 3.13m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains over head shower. Spotlights, UPVC double glazed frosted window to the side, ladder style radiator and fully tiled.



BEDROOM TWO

10'5" x 6'11" [3.2m x 2.13m]

UPVC double glazed window to the dining/sitting room and central heating radiator.



HALLWAY

Loft access, an opening to the dining/sitting room and door to bedroom one.

BEDROOM ONE

11'6" x 8'4" [3.52m x 2.56m]

UPVC double glazed window to the dining/sitting room, central heating radiator and fitted wardrobes with sliding doors.



DINING/SITTING ROOM

21'1" x 7'1" [6.45m x 2.18m]

Composite rear door, two UPVC double glazed windows to the rear, coving to the ceiling, central heating radiator, access to a storage cupboard and windows to both bedrooms.



OUTSIDE

To the front is a landscaped garden incorporating slate, pebbled and planted beds with mature shrubs. A set of double iron gates leading to a driveway providing off road parking. To the rear is a landscaped low maintenance garden incorporating large block paved patio area, perfect for outdoor dining and entertaining with pebbled and planted beds, fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.