

IMPORTANT NOTE TO PURCHASERS

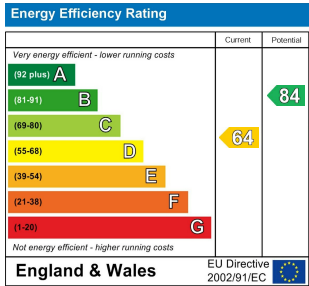
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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



26 Rose Farm Rise, Altofts, WF6 2PL

For Sale Freehold £220,000

A well proportioned three bedroomed semi detached house with ample off street parking and detached garage set in a slightly elevated position in this highly popular residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached from the front into a well proportioned living room that has a feature fireplace and is open through to a separate dining room to the rear. The kitchen is fitted with a good range of modern units with integrated cooking facilities. To the first floor there are three well proportioned bedrooms served by the bathroom, fitted with a modern white and chrome suite. Outside, there are gardens to the front and rear, together with a long driveway providing ample off street parking leading to a detached garage.

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



ACCOMMODATION

LIVING ROOM

13'9" x 12'9" [max] [4.2m x 3.9m [max]]

UPVC double glazed front entrance door and window to the front, central heating radiator, feature fireplace with marbled inset and hearth housing an electric fire and stairs to the first floor. Archway through to the adjoining dining room.



DINING ROOM

10'5" x 7'6" [3.2m x 2.3m]

French door and window out to the back garden, central heating radiator and useful understairs store. Archway through to the adjoining kitchen.



KITCHEN

10'5" x 6'2" [3.2m x 1.9m]

Fitted with a good range of wood effect wall and base units with laminate work surface and tiled splash back. Inset stainless steel sink unit, stainless steel four ring gas hob with filter hood over, built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer Window overlooking the back garden.

FIRST FLOOR LANDING

Loft access hatch and double central heating radiator.

BEDROOM ONE

10'5" x 8'6" [min] [3.2m x 2.6m [min]]

Two windows to the front, central heating radiator, fitted double fronted wardrobe and further built in overstairs cupboard.



BEDROOM TWO

9'6" x 7'6" [2.90m x 2.29m]

Window overlooking the back garden and central heating radiator.



BEDROOM THREE

6'6" x 6'2" [2.0m x 1.9m]

Window overlooking the back garden and central heating radiator.

BATHROOM/W.C.

7'6" x 5'2" [2.3m x 1.6m]

Fitted with a three piece white and chrome suite comprising panelled bath with shower attachment over and folding glazed screen, vanity wash basin with cupboards under and low suite w.c. Frosted window to the side, tiled walls and chrome ladder style heated towel rail.



OUTSIDE

To the front the property has a neat lawned garden together with a long driveway providing ample off street parking that passes the side of the house to rear where there is a detached single garage with up and over door. The back garden has a paved patio sitting area and further lawn with established 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.