

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



## 29 Altofts Lodge Drive, Altofts, WF6 2LB

### For Sale Freehold £220,000

Offered for sale with no chain and situated in Altofts is this three bedroom semi detached property in need of a degree of modernisation benefitting from well proportioned accommodation, off road parking and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden and driveway parking leading to the single detached garage. To the rear is a lawned garden with paved patio area, surrounded by timber fencing with rural views.

The property is well placed to local amenities including shops and schools. Normanton is close by with its own train station and there is great access to the M62 motorway.

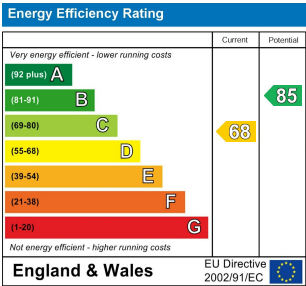
Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.

**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.





## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing and door to the living room.

### LIVING ROOM

12'3" x 15'7" [max] x 11'5" [min] [3.75m x 4.75m [max] x 3.48m [min]]

Set of double doors to the kitchen/diner, coving to the ceiling, UPVC double glazed window to the front, central heating radiator and gas fireplace with marble hearth, surround and wooden mantle.



### KITCHEN/DINER

8'4" x 15'7" [2.55m x 4.75m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated double oven with four ring electric hob and extractor hood. Space and plumbing for a washing machine, space for a fridge/freezer, UPVC double glazed window to the rear, UPVC frosted rear door, access to an understairs storage cupboard, coving to the ceiling and central heating radiator.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, coving to the ceiling and doors to three bedrooms, storage cupboard and house bathroom.

### BEDROOM ONE

13'10" x 9'6" [max] x 7'4" [min] [4.22m x 2.9m [max] x 2.25m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and range of fitted wardrobes and storage units.



### BEDROOM TWO

8'4" x 9'6" [max] x 9'0" [min] [2.55m x 2.92m [max] x 2.76m [min]]

Fitted wardrobes, central heating radiator and UPVC double glazed window to the rear with rural views.



### BEDROOM THREE

5'8" x 8'8" [max] x 6'8" [min] [1.73m x 2.65m [max] x 2.04m [min]]

Central hating radiator and UPVC double glazed window to the front.

### BATHROOM/W.C.

6'1" x 5'6" [1.87m x 1.7m]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower. UPVC double glazed frosted window to the rear and central heating radiator.



## OUTSIDE

To the front the garden is laid to lawn with planted bed border and concrete driveway providing off road parking leading to the single detached garage with timber double doors, power and light. To the rear is a lawned garden with mature trees and shrubs, paved patio area and surrounded by timber fencing. Beyond the garden are fantastic rural views.



## 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.