



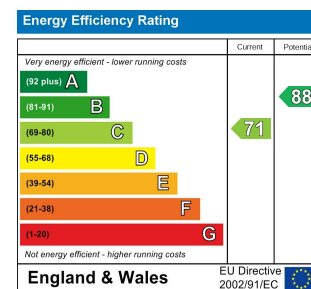
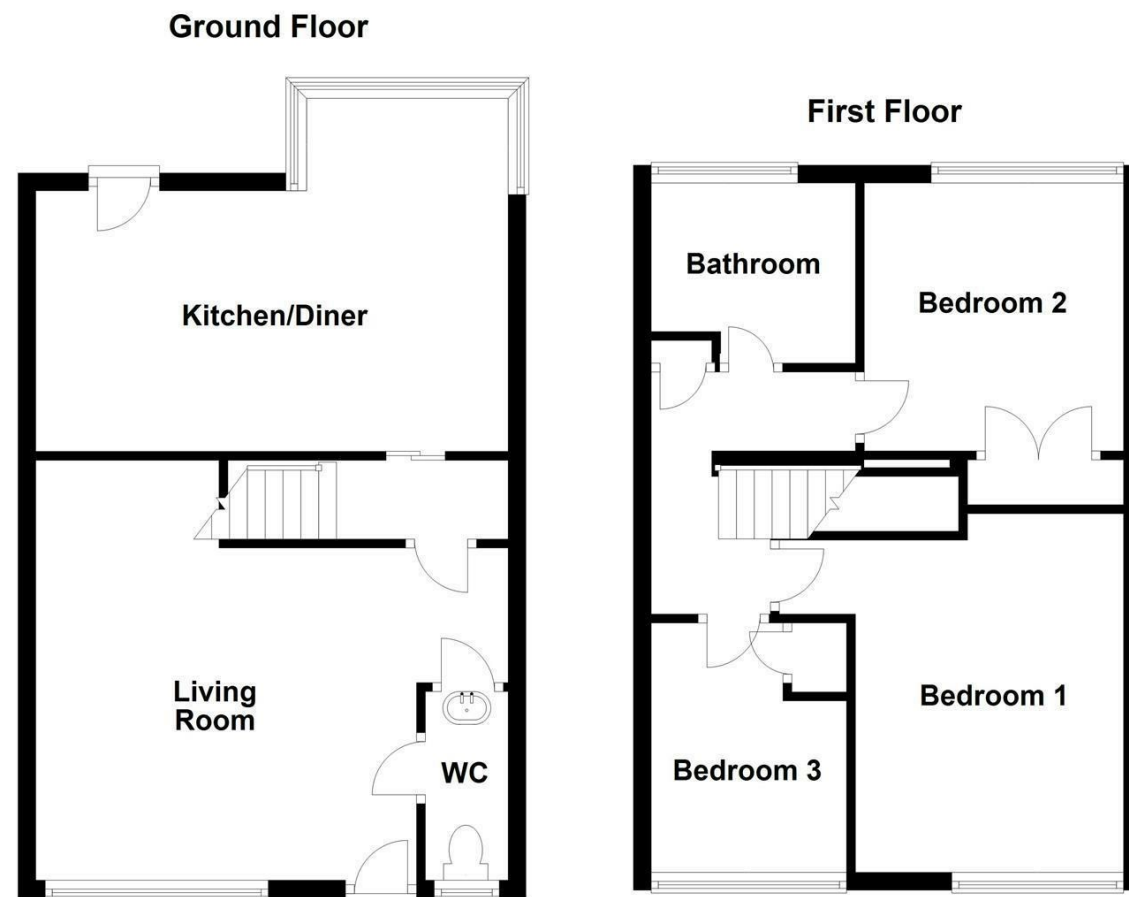
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**67 Poplar Drive, Altofts, WF6 2QP**

**For Sale Freehold £140,000**

A well-proportioned three bedroom semi-detached house is in "ready to move in condition" and is situated in this popular residential area within easy reach of local facilities and backing onto the sports pitch to the rear.

Finished to a lovely standard 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 guest w.c. off to the side and a doorway through to a small inner hallway. To the rear of the house there is a dining kitchen with square bay window overlooking the rear garden, whilst to the first floor there are two double bedrooms plus a single bedroom all served by the bathroom/w.c. Outside, the property has a low maintenance garden to the front with a further enclosed garden to the rear, laid mainly to lawn with mature shrub borders and a substantial brick built storage shed.

The property is situated in this popular residential area within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centres of Normanton and Castleford and the national motorway network is readily accessible.



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## ACCOMMODATION

### LIVING ROOM

17'4" x 12'5" [max] [5.3m x 3.8m [max]]

With a bow window to the front and UPVC front entrance door, double central heating radiator and a feature fireplace with a traditional grate housing a living flame coal effect gas fire.



### DOWNSTAIRS W.C.

7'2" x 3'3" [2.2m x 1.0m]

Frosted window to the front. Fitted with a two piece cloakroom suite comprising low suite w.c. and glazed wash basin. Chrome ladder style heated towel rail and Gloworm gas fired central heating boiler.

### HALLWAY

With stairs to the first floor.

### DINING KITCHEN

17'4" x 13'1" [max] [5.3m x 4.0m [max]]

Windows and an external stable style door to the rear. Central heating radiator and a range of modern fronted freestanding style kitchen units with laminate worktops incorporating a stainless steel sink unit and a stainless steel four ring gas hob with stainless steel splash back and filter hood over. Space and plumbing for a washing machine, built in oven and space for a tall fridge freezer. Dining area with a bay window to the rear and double central heating radiator.



### FIRST FLOOR LANDING

Loft access point and built in linen cupboard.

### BEDROOM ONE

12'5" x 9'10" [3.8m x 3.0m]

With window to the front and a central heating radiator.



### BEDROOM TWO

10'2" x 9'6" [3.1m x 2.9m]

With window overlooking the garden and sports pitch behind. Central heating radiator, double fronted built in wardrobe.



### BEDROOM THREE

9'10" x 7'2" [3.0m x 2.2m]

With a window to the front, double central heating radiator and a built in wardrobe.

### BATHROOM/W.C.

7'6" x 6'6" [2.3m x 2.0m]

With a frosted window to the rear and fitted with a three piece white and chrome suite comprising panelled bath with shower over and a glazed screen. Pedestal wash basin and low flush w.c. Chrome ladder style heated towel rail and extractor fan.



### OUTSIDE

To the front the property has a low maintenance gravelled garden area with mature shrubs. To the rear of the house there is an enclosed garden laid mainly to lawn with mature shrub borders and a substantial brick built storage shed.



### AGENTS NOTE

This property is of steel framed construction which may affect the availability of mortgage finance. Please ask for further details.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.