



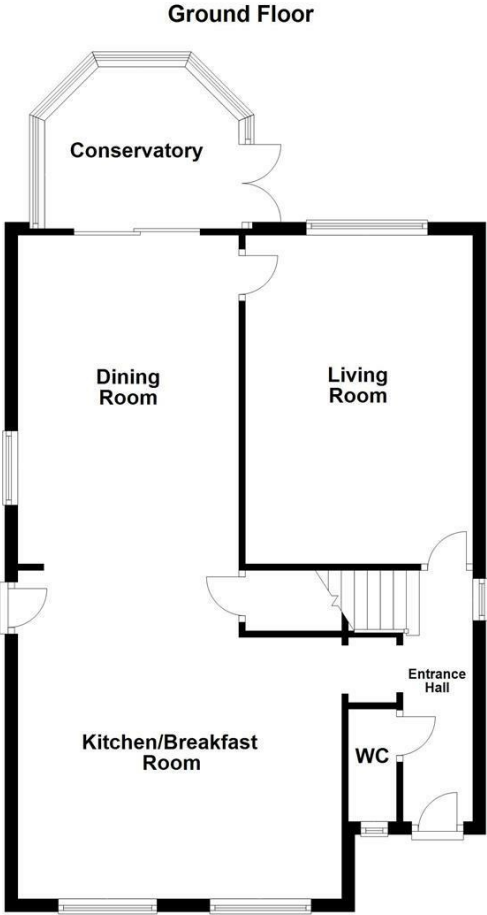
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

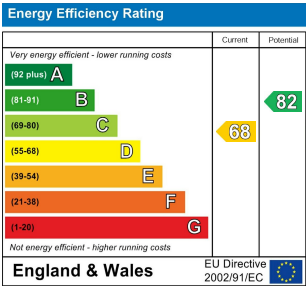


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



18, Bannockburn Way, Altofts, WF6 2SQ

For Sale Freehold £400,000

Tucked into the corner of a modern development in Altofts and with fantastic far reaching rural views is this three bedroom detached home. Superbly presented throughout the property benefits from three good sized double bedrooms, ample reception space and expansive driveway for offroad parking and is certainly not a property to be missed.

The property briefly comprises of the entrance hall, the stairs providing access to the first floor landing as well as the downstairs W.C., living room and kitchen breakfast room. The kitchen breakfast room leads us through to the dining room, as well as an under stairs storage cupboard, dining back to the living room and conservatory, of which leads us to the rear garden. Coming up to the first floor landing there is access to the loft as well as bedrooms one, two, three and the house bathroom. Bedroom one benefiting from two storage cupboards, en-suite shower room facilities which then lead us through to it's own walk in wardrobe. Bedroom two having a further double doored storage cupboard.

To the front of the property it is mainly block paved driveway, providing off road parking for at least four vehicles leading to a single detached garage with storage on the side, power and lights with manual up and over door, the driveway is accessed over number 20's driveway. Coming around to the rear garden is a teared rear garden which incorporates lawn and artificial lawn with a glass balustrade looking over the lower tears. Space and plumbing for a hot tub in the rear garden and rural views that are far reaching.

Altofts is an ideal location for a range of buyers as for the growing family looking in the area, it's ideally located for shops and schools which can be found within walking distance and some larger facilities can be found within neighbouring towns such as Normanton and Castleford. It is on local bus routes to and from neighbouring towns and cities, Wakefield included and is close by to Normanton's train station for more major city links. For those who use the motorway network the M62 is also only a short distance from the property.

Only a full internal inspection will truly show what is to offer at this beautiful home and so an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed front door, UPVC double glazed window which looks to the side, spotlighting to the ceiling, decorative panelling to the walls, central heating radiator, two doors - one to the downstairs W.C. and one to the living room which opens up into the kitchen breakfast room.

DOWNSTAIRS W.C.

29' x 5'9" [0.85m x 1.76m]
Frosted UPVC double glazed window to the front, central heating radiator, low flush W.C., pedestal wash basin with mixer tap, spotlighting to the ceiling.

KITCHEN BREAKFAST ROOM

16'6" [max] x 16'5" x 13'3" [min] [5.03m [max] x 5.02m x 4.04m [min]]
Opening through to the dining room, access to understairs storage cupboard, frosted UPVC and stained glass double glazed side door, two UPVC double glazed windows to the front. A range of modern wall and base units with laminate work surface over, LED strip lighting throughout on the base units and as down lighting on the wall units. A 1 1/2 sink and drainer with mixer tap, space and plumbing for a range style cooked with partial glass splashback and extractor hood above. Space and plumbing for an American style fridge/freezer, integrated dishwasher and washing machine, centralised island with base units throughout, laminate work surface over with breakfast bar, further LED strip lighting on the centralised island, anthracite central heating radiator.



DINING ROOM

11'8" x 16'7" x 11'8" [max] x 11'3" [min] [3.56m x 5.08m x 3.56m [max] x 3.44m [min]]
UPVC double glazed window which looks to the side, two anthracite column central heating radiators. UPVC double glazed sliding doors into the conservatory, spotlighting to the ceiling.



CONSERVATORY

9'11" x 8'0" [max] x 6'5" [min] [3.03m x 2.45m [max] x 1.98m [min]]
UPVC double glazed windows with a set o UPVC double glazed French doors providing access into the garden.



LIVING ROOM

16'8" x 11'5" [max] x 11'0" [min] [5.1m x 3.48m [max] x 3.37m [min]]
UPVC double glazed window which looks to the rear, coving to the ceiling, spotlighting to the ceiling, two doors - one leading to the dining room and one to the entrance hall, anthracite column central heating radiator.



FIRST FLOOR LANDING

Access to the loft, decorative panelling to the walls, spotlighting to the ceiling and doors to bedrooms one, two and three as well as the house bathroom.

BEDROOM ONE

15'2" x 11'4" [4.63m x 3.47m]
Access to two over stairs storage cupboards, door to the en suite shower room, three UPVC double glazed windows - one to the side and two to the front, central heating radiator, spotlighting to the ceiling.



EN-SUITE SHOWER ROOM

7'9" x 7'4" [2.38m x 2.26m]
Opening into the walk in wardrobe, frosted UPVC double glazed window which looks to the front, spotlighting to the ceiling, central heating radiator, concealed system low flush W.C., ceramic wash basin built into a storage unit with mixer tap and storage below, shower cubicle with shower head attachment and glass shower screen, full tiling

WALK IN WARDROBE

6'3" x 7'5" [1.93m x 2.28m]
Spotlighting to the ceiling.

BEDROOM TWO

10'1" x 10'5" [max] x 9'9" [min] [3.08m x 3.2m [max] x 2.99m [min]]
UPVC double glazed window which looks to the rear, access to a double doored wardrobe/storage cupboard, central heating radiator, decorative panelling to one of the walls.

BEDROOM THREE

8'1" x 10'5" [2.48m x 3.18m]
UPVC double glazed window to the rear, central heating radiator,

HOUSE BATHROOM

4'11" x 7'5" [1.52m x 2.28m]
Frosted UPVC double glazed window which looks to the rear, spotlighting to the ceiling, a chrome ladder style central heating radiator, low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap. A panel bath with mixer tap and mains fed shower head attachment with glass shower screen, half back wall panelled.



OUTSIDE

To the front of the property, the garden is very low maintenance and is mainly block paved driveway providing off road parking for at least four vehicles leading to a single garage with storage. The storage area is accessed through a side door and the single garage is a manual up and over door power and lighting. Accessed over number 20's driveway as well, walls and fencing cordoning off the property into it's cul-de-sac location. The rear garden is surrounded by 180 degrees of rural views, a tiered rear garden which incorporates artificial lawn with regular lawn. Glass balustrades looking down into the lower parts of the garden, plumbing for a hot tub and electric points. The garden itself is enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.