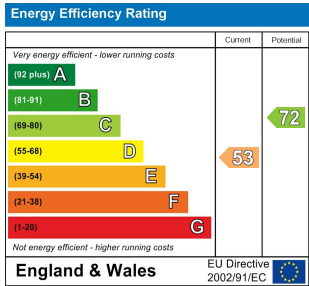


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



29 Agincourt Drive, Altofts, WF6 2SE

For Sale Leasehold Offers In The Region Of £80,000

Situated close to Normanton is this first floor one bedroom apartment. Benefitting from garden space, parking and open plan living kitchen.

The property briefly comprises of an entrance with stairs up to the first floor landing which leads into an open plan kitchen living room, one bedroom and family bathroom. Externally, there are communal gardens to the rear with parking to the side for one car.

The property is ideally located for all local shops and amenities that Normanton has to offer and is well placed for the drive into Wakefield for those looking to commute further afield.

This property could be sold with tenant in situ.



ACCOMMODATION

LIVING KITCHEN

19'1" (max) x 18'2" (5.82m (max) x 5.54m)

Staircase leads up to open plan living kitchen. Two UPVC double glazed windows to the rear, feature fire place with wood surround. Galley kitchen which is open plan with wall and base units for storage, electric oven, stainless steel sink and drainer with mixer tap, space for fridge freezer and space for washing machine. Provides access to one bedroom and bathroom.



BEDROOM

10'4" x 8'3" (3.15m x 2.52m)

UPVC double glazed window to the rear, built in wardrobe.



BATHROOM

4'10" x 8'10" (max) (1.49m x 2.70m (max))

Three piece suite comprising of a bath with wall mounted electric shower, wash hand basin, pedestal W.C., built in storage cupboard.



they will be pleased to arrange a suitable appointment.

OUTSIDE

Externally there is communal gardens to the rear and parking to the side.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

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

LEASEHOLD

The ground rent is £15. The remaining term of the lease is 59 years (current year). A copy of the lease is held on our file at the Normanton office.

VIEWINGS

To view please contact our Normanton office and