



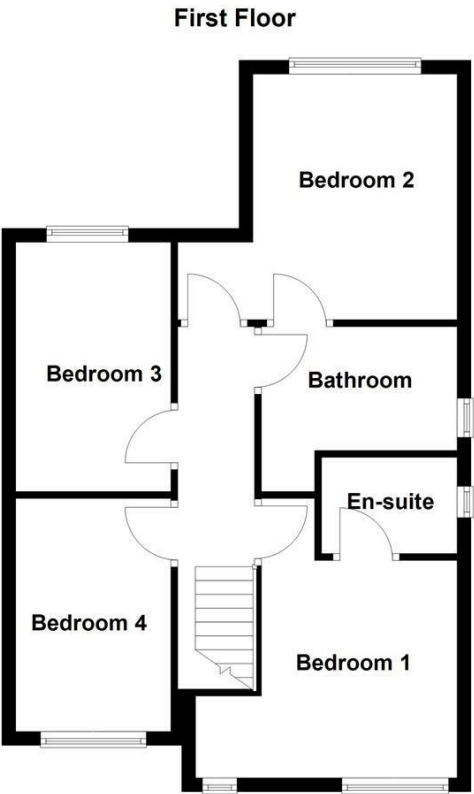
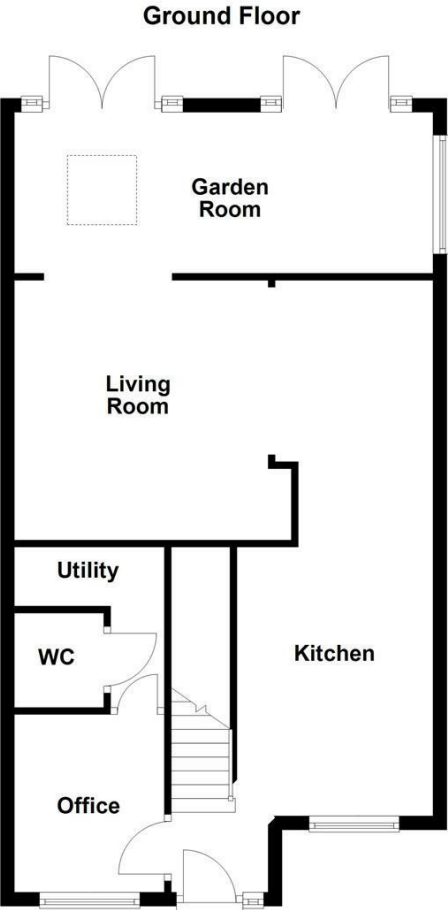
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

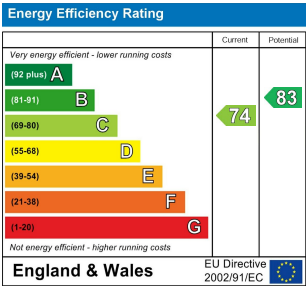


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 29 Hastings Court, Altofts, WF6 2SH

### For Sale Freehold £395,000

Extended and improved, a four bedroom detached family home with en suite to the principal bedroom, tastefully finished to a high specification throughout and enjoying fantastic far reaching views to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this attractive and thoughtfully presented family home is approached via a welcoming entrance hall that has a dedicated office room off to the side providing the much sought after work from home space. The kitchen is fitted to a particularly high standard with integrated appliances and flowing through into a lovely relaxing living room to the rear with a feature media wall. Spanning the rear of the house there is an additional garden room with two sets of french doors leading out onto a large composite decked sitting area, perfect for outside entertaining. The ground floor accommodation is completed by a useful additional utility room and downstairs w.c. To the first floor the principal bedroom suite has an en suite shower room, with the three further well proportioned bedrooms all being served by a bathroom that is particularly well appointed with a four piece suite. Outside, to the front the property has side-by-side parking spaces and gated pathways passing both sides of the house round to a stunning composite decked back garden with glazed balustrades taking full advantage of the panoramic views to the rear. There is also a summerhouse that is fully insulated with electrical power and french doors overlooking the views.

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





ACCOMMODATION

RECEPTION HALL

Composite front entrance door with side screen, wood strip flooring, central heating radiator and stair to the first floor.

OFFICE

8'6" x 7'2" [2.6m x 2.2m]  
Window to the front, double central heating radiator, wood strip flooring and doorway through to the utility room.

UTILITY ROOM

7'6" x 6'10" [ma] [2.3 x 2.1m [ma]]  
Space and plumbing for a washing machine and stackable tumble dryer. Archway through to the understairs storage area.

W.C.

4'7" x 4'3" [1.4m x 1.3m]  
Fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Continuation of the wood strip flooring and central heating radiator.

KITCHEN

13'9" x 9'2" [4.2m x 2.8m]  
Fitted to a lovely standard with good range of contemporary style wall and base units with quartz stone work surface, upstands and inset composite sink unit with instant hot water tap and waste disposal system, five ring Neff induction hob with matching stainless steel filter hood over, built in oven and separate combination microwave with warming drawer. Provision for a side-by-side American style fridge/freezer, integrated dishwasher and matching breakfast bar. Window to the front and archway through to the adjoining living room.



LIVING ROOM

20'11" x 12'1" [max] [6.4m x 3.7m [max]]  
Continuation of the wood strip flooring, two double central heating radiators and feature media wall.



GARDEN ROOM

20'8" x 7'6" [6.3m x 2.3m]  
Two sets of french doors to a fantastic decked sitting area to the rear, additional window to the side and velux rooflight for additional light. Wood strip flooring and double central heating radiator.



FIRST FLOOR LANDING

Wood strip flooring and loft access hatch.

BEDROOM ONE

10'2" x 9'2" [min] [3.1m x 2.8m [min]]  
Deep bay window to the front, double central heating radiator, further window to the front and useful additional alcove.



EN SUITE SHOWER ROOM/W.C.

6'2" x 4'7" [1.9m x 1.4m]  
Fitted with a quality white and chrome three piece suite comprising corner shower cubicle with glazed screen and rainfall style shower, pedestal wash basin and low suite w.c. Extractor fan, frosted window to the side, tiled walls and floor.

BEDROOM TWO

12'3" x 9'10" [3.75m x 3.0m]  
Window to the rear taking full advantage of the fantastic long distance views, central heating radiator and wood strip flooring. Provision for a wall mounted television and connecting door through to the house bathroom.

BEDROOM THREE

12'1" x 7'6" [3.7m x 2.3m]  
Window enjoying views to the rear, double central heating radiator and wood strip flooring.

BEDROOM FOUR

11'1" x 7'2" [3.4m x 2.2m]  
Wood strip flooring, window to the front and central heating radiator.

HOUSE BATHROOM/W.C.

9'2" x 5'10" [2.8m x 1.8m]  
Finished to a fantastic standard with freestanding bath, walk in wet room style shower, vanity wash basin with drawer and low suite w.c. Tiled walls and floor. Frosted window to the side, chrome ladder style heated towel rail, illuminated mirror, extractor fan and connecting door through to bedroom two.

OUTSIDE

To the front there is a driveway providing side-by-side parking spaces leading up to an

attractive tiled area. Immediately to the front of the house where there is an electric car charging port. To the rear, immediately outside the house there is a fantastic composite decked sitting and entertaining area with a glazed balustrade taking full advantage of the views over the fields and valley beyond. To the side of the house there is an additional garden area with an artificial lawn and gated pathway round to the front.



SUMMERHOUSE

10'5" x 10'2" [3.2m x 3.1m]  
Fully insulated and double glazed with electrical power and sliding French doors taking in all of the views across the valley.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:  
"What we love most about our home is its peaceful location with views stretching across the fields. The sunsets are spectacular, and there's nothing better than relaxing in the summer house or sitting out on the decking with a few drinks – it's the perfect way to spend an afternoon and evening. In winter, the picturesque scenes can be enjoyed from the warm, cosy comfort of the summer house "

COUNCIL TAX BAND

The council tax band for this property is D.

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.