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 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	PONTEFRAC & CASTLEFORD 01977 798 844	



11A Parker Avenue, Altofts, WF6 2NS

For Sale Freehold £215,000

Enjoying a cul-de-sac location is this three bedroom semi detached house benefitting from ample driveway parking, single detached garage and front and rear gardens.

The property briefly comprises an entrance hall, staircase to the first floor landing, living room, dining room and kitchen completing the ground floor. Upstairs offers loft access, three bedrooms and a house bathroom, with bedroom two featuring fitted wardrobes. Externally, the front provides a generous driveway leading to a detached single garage and a lawned area with planted borders. To the rear, a spacious enclosed garden features a lawn, flower beds and a patio, ideal for outdoor dining and entertaining.

The property is within walking distance to the local amenities and schools, as well as Normanton town centre which benefits from its own supermarket and railway station. For those looking to travel further afield, the M62 motorway is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door to the entrance hall.
Frosted UPVC double glazed window to the front,
central heating radiator, staircase to first floor landing.
Door into living room, door into dining room.
Understairs storage cupboard.

LIVING ROOM

11'0" x 10'11" [3.36m x 3.33m]
UPVC double glazed bay window to the front, gas
fire place with feature surround.



DINING ROOM

11'9" x 10'10" [3.59m x 3.32m]
UPVC double glazed window to the rear, opening to
the kitchen, gas fire place with marble surround.

KITCHEN

8'10" x 5'6" [2.71m x 1.68m]
UPVC double glazed window to the rear, UPVC part
frosted double glazed door to the rear, central
heating radiator. A range of wall and base units,
space and plumbing for a fridge, space and
plumbing for a washing machine, laminate
worksurface with tiled splashback, stainless steel sink
with mixer tap and drainer.

FIRST FLOOR LANDING

UPVC double glazed window to side, loft access,
doors to three bedrooms and the bathroom.

BEDROOM ONE

11'0" x 11'11" [3.36m x 3.64m]
UPVC double glazed window to the rear, central
heating radiator.



BEDROOM TWO

10'11" x 10'10" [3.35m x 3.32m]
UPVC double glazed bay window to the front, a
range of fitted wardrobes, central heating radiator.



BEDROOM THREE

6'10" x 5'8" [2.09m x 1.75m]
UPVC double glazed window to the front, central
heating radiator.

BATHROOM

5'6" x 6'8" [1.68m x 2.05m]
Frosted UPVC double glazed window to the side,
central heating radiator, fully tiled. Ceramic low flush
W.C., ceramic pedestal wash basin with hot and cold
taps, panelled bath with hot and cold taps, electric
shower with shower head attachment.



OUTSIDE

To the front of the property is a large driveway which
leads up to a detached brick built garage to the rear
and a laid to lawn garden. To the rear of the property
there is a large laid to lawn garden with flower beds
and a patio area, perfect for outdoor dining and
entertaining, entrance to a detached brick built
garage. The garden is enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

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

VIEWINGS

To view please contact our Normanton office and
they will be pleased to arrange a suitable
appointment.