

<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 8 Highgrove Court, Altofts, WF6 2TY

**For Sale Freehold £275,000**

Nestled in a cul-de-sac location and sat on a good sized plot is this three bedroom detached home benefiting from well proportion accommodation, driveway with garage and enclosed rear garden.

The property briefly comprises of the entrance hall, dining room, downstairs w.c., kitchen/breakfast room with separate utility room, living room and conservatory. The first floor landing leads to three bedrooms (main with en suite shower room) and house bathroom. Outside to the front is a lawned garden and driveway for one vehicle leading to the garage. To the rear is an enclosed garden incorporating block paved patio area.

The property is situated in a popular part of Altofts, well placed to local amenities including shops and schools with good access to the motorway network.

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

### IMPORTANT NOTE TO PURCHASERS

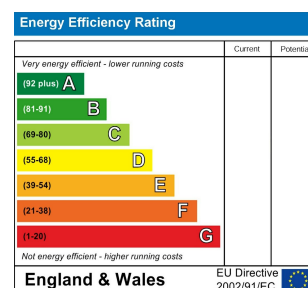
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing and doors to a storage cupboard, dining room, downstairs w.c., kitchen/breakfast room and living room.

DINING ROOM

10'2" x 9'4" [max] x 2'5" [min] [3.11m x 2.85m [max] x 0.76m [min]]  
UPVC double glazed bay window to the front, central heating radiator and coving to the ceiling.



W.C.

2'7" x 5'4" [0.79m x 1.63m]  
Coving to the ceiling, extractor fan, central heating radiator, low flush w.c. and pedestal wash basin with tiled splash back.

KITCHEN/BREAKFAST ROOM

9'10" x 10'3" [3.02m x 3.14m]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated

dishwasher, space for an electric cooker and integrated fridge/freezer. UPVC double glazed window to the rear, spotlights, central heating radiator and door to the utility.

UTILITY

4'3" x 5'3" [1.31m x 1.62m]  
Wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, extractor fan, central heating radiator and frosted side door,

LIVING ROOM

11'0" x 13'8" [3.36m x 4.19m]  
Central heating radiator, set of UPVC double glazed French doors to the conservatory, coving to the ceiling and gas fireplace with marble hearth, surround and wooden mantle.



CONSERVATORY

12'0" x 10'0" [3.66m x 3.06m]  
Set of UPVC double glazed French doors to the rear garden, wall mounted electric heater and surrounded by UPVC double glazed windows.



FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, central heating radiator, loft access and doors to three bedrooms and bathroom.

BEDROOM ONE

12'7" x 11'10" [max] x 9'3" [min] [3.85m x 3.61m [max] x 2.82m [min]]  
Fitted wardrobes, central heating radiator, UPVC double glazed window to the front and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'0" x 3'9" [max] x 2'4" [min] [2.46m x 1.15m [max] x 0.72m [min]]  
Three piece suite comprising low flush w.c., pedestal wash basin and wet room style mains shower with overhead attachment. UPVC double glazed frosted window to the front, central heating radiator and extractor fan.

BEDROOM TWO

11'9" x 12'2" [max] x 10'0" [min] [3.6m x 3.71m [max] x 3.07m [min]]  
Fitted wardrobes, UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



BEDROOM THREE

9'8" x 10'4" [max] x 6'10" [min] [2.97m x 3.16m [max] x 2.1m [min]]  
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

7'0" x 8'1" [max] x 5'4" [min] [2.15m x 2.47m [max] x 1.65m [min]]  
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. Central heating radiator, UPVC double glazed frosted window to the front and storage cupboard housing the boiler.



OUTSIDE

To the front there is a lawned garden with planted borders and driveway providing off road parking for one vehicle leading to the single integral garage with up and over door. To the rear there is a lawned garden and block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.