

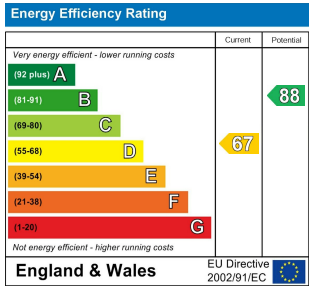


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Greenbank Grove, Altofts, WF6 2JX

For Sale Freehold Offers Over £150,000

Introducing to the market is this two double bedroom terrace property situated in the sought after location of Altofts benefitting from a stylish living room, modern bathroom and low maintenance gardens.

With UPVC double glazing and gas central heating, the property briefly comprises of the living room and kitchen. The first floor landing leads to two double bedrooms and house bathroom. Outside to the front is a small buffer yard and to the rear is a low maintenance garden with outbuilding and potential for off road parking.

The property is situated in the ever popular area of Altofts, which is significantly sought after and much desired. Altofts has a range of well regarded local schools, amenities and provides excellent transport links to Normanton, Castleford and further afield via the M62 motorway.

Ideal for the first time buyer or small family, only a full internal inspection will reveal all that's on offer at this quality home.



ACCOMMODATION

LIVING ROOM

13'6" x 12'10" [4.14m x 3.93m]

Composite front entrance door, oak effect laminate flooring, UPVC double glazed window to the front elevation, chimney stack with exposed brick surround, coving to the ceiling, central heating radiator, entrance to the staircase leading to the first floor landing and door to the kitchen.



KITCHEN

9'5" x 13'9" [2.89m x 4.21m]

Range of wall and base units with butcher block style work surface over and tiled splash back, ceramic sink with mixer tap, integrated cooker, four ring gas hob with extractor fan. Space and plumbing for a washing machine and matching cupboard housing the combination boiler. Tiled flooring, central heating radiator, UPVC double glazed windows to the rear elevation, UPVC barn door to the rear garden and understairs storage.

FIRST FLOOR LANDING

Doors to two bedrooms and the bathroom.

BEDROOM ONE

13'7" x 12'10" [4.15m x 3.93m]

UPVC double glazed window to the front elevation, central heating radiator, understairs storage with loft access.



BEDROOM TWO

8'3" x 9'4" [2.53m x 2.87m]

Central heating radiator and UPVC double glazed window to the rear elevation.



BATHROOM/W.C.

6'5" x 4'6" [1.98m x 1.38m]

Ceramic wash basin with mixer tap, low flush w.c. and panelled bath with overhead shower attachment. Extractor fan, UPVC double glazed frosted window to the rear elevation, tiled walls and floor.



OUTSIDE

To the front, a cast iron gate leads to a block paved buffer yard enclosed by brick walls. To the rear is a paved pathway with brick built outbuilding with power and electrics, surrounding by timber fencing. There is off potential for off road parking to the rear of the property.



COUNCIL TAX BAND

The council tax band for this property is A.

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.