



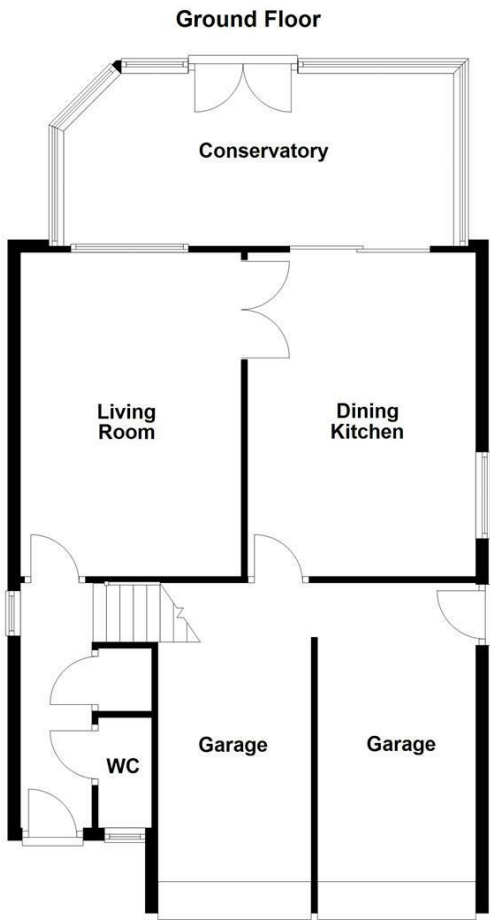
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

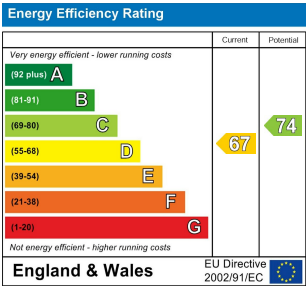


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 4 Bannockburn Way, Altofts, WF6 2SQ

### For Sale Freehold £325,000

A well proportioned detached four bedroomed family home with a large conservatory extension to the rear, situated in this sought after residential area.

With a gas fired central heating system and sealed unit double glazed windows, this deceptively spacious family home is approached via a welcoming reception hall that has a guest w.c. off to the side. The main living room is of fine proportions with a feature fireplace and there is a large conservatory in addition overlooking the back garden. The well proportioned dining kitchen is fitted with a broad range of units with integrated appliances and has a connecting door to the twin integral garages. To the first floor there are four well proportioned bedrooms, all served by a bathroom fitted with a modern white and chrome suite. Outside, the property has ample block paved driveway parking to the front leading up to the integral garages. Round to the rear there is a larger garden with paved patio sitting areas, pebbled low maintenance areas and a lawn.

The property is situated in this popular residential area within easy reach of the good range of local shops, schools and recreational facilities offered in the village of Altofts. A broader range of amenities are available in the nearby town centres of Normanton and Castleford, both of which has railway stations and ready access to the national motorway network.



## ACCOMMODATION

### RECEPTION HALL

UPVC front entrance door, frosted window to the side, central heating radiator, stairs to the first floor, built in cloaks cupboard and door to the guest w.c.

### GUEST W.C.

5'10" x 2'7" [1.8m x 0.8m]  
Fitted with a two piece white and chrome suite comprising corner wash basin with cupboard under and low suite w.c. with concealed cistern. Ladder style heated towel rail, frosted window to the front, tiled walls and floor.

### LIVING ROOM

16'8" x 11'5" [5.1m x 3.5m]  
A lovely large room with window to the conservatory at the rear, double central heating radiator and feature fireplace with marbled surround and hearth housing an electric fire.



### CONSERVATORY

19'4" x 8'10" [max] [5.9m x 2.7m [max]]  
A well proportioned conservatory with wood effect laminate flooring, double central heating radiator and double French doors leading out to the back garden.



### DINING KITCHEN

16'8" x 11'9" [5.1m x 3.6m]  
Fitted with a broad range of light wood grain effect wall and base units with laminate work surfaces and tiled splash backs. Inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in Bosch oven and grill, integrated fridge/freezer and integrated dishwasher. Window to the side, sliding French doors to the conservatory and connecting door through to the garage.

### FIRST FLOOR LANDING

Loft access point.

### BEDROOM ONE

10'9" x 10'2" [3.3m x 3.1m]  
Window to the rear, central heating radiator and built in double wardrobe.



### BEDROOM TWO

10'9" x 8'2" [3.3m x 2.5m]  
Window overlooking the back garden and central heating radiator.



### BEDROOM THREE

11'5" x 7'10" [3.5m x 2.4m]  
Window to the front, central heating radiator and built in wardrobes.



### BEDROOM FOUR

8'6" x 7'2" [2.6m x 2.2m]  
Window to the front and central heating radiator.

### BATHROOM/W.C.

7'10" x 4'11" [2.4m x 1.5m]  
Fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screens, vanity wash hand basin with cupboards under and low suite w.c. Ladder style heated towel rail, vinyl panelled ceiling, frosted window to the rear, tiled walls and floor.



### OUTSIDE

To the front the property has a wide block paved driveway providing ample off street parking spaces and leading to the integral garages. Round to the rear there is a larger garden with a lawned area, paved patio sitting areas, established shrubs and low maintenance pebbled areas.



### 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.