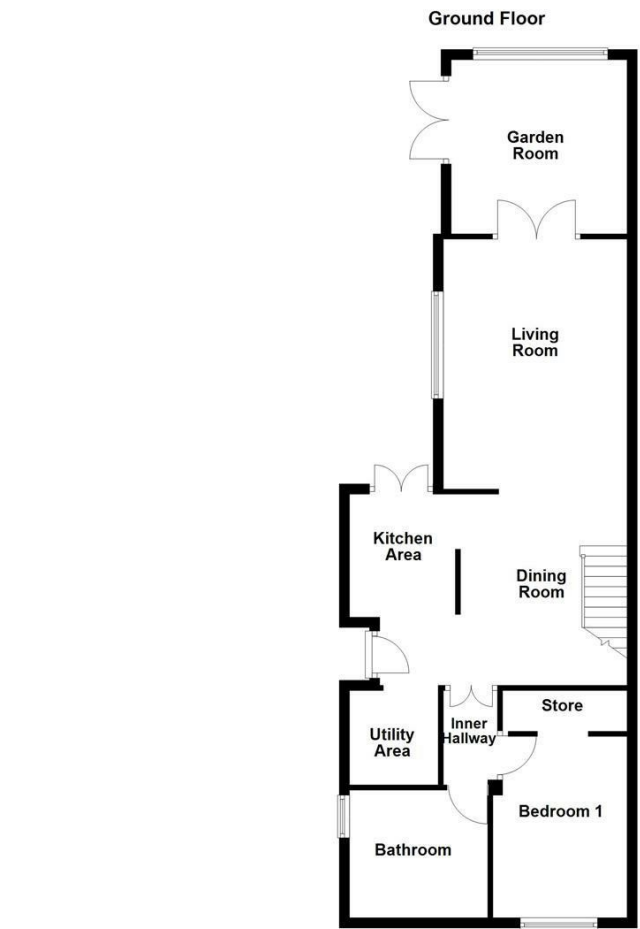


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



49 Altofts Lodge Drive, Altofts, WF6 2LB

For Sale Freehold £290,000

Deceptive from the main roadside is this superbly appointed and extended three bedroom semi detached dormer bungalow offering a wealth of charm throughout. Benefitting from UPVC double glazing and gas central heating throughout.

The property briefly comprises of entry through a side entrance stable rock door into the kitchen dining room which provides access to the first floor landing via the stairs, the living room, a utility area and the inner hallway. From the living room there are French doors to the garden room which allows access to the rear garden. From the inner hallway there is access into bedroom one and the house bathroom. Upstairs, to the first floor landing there is doors to bedrooms two and three. Outside, to the front, gated access opens to a block paved driveway with off road parking, low maintenance Astroturf, and an Indian stone patio. The paving continues along the side of the property to double timber gates leading to the rear garden. The rear garden features stone steps, a lawned area, an Indian stone terraced patio ideal for outdoor dining and entertaining, a stone pebbled seating area, and a outdoor wooden shed (20ft x 8ft), all enclosed by timber fencing.

The property is situated in this popular residential area within easy reach of the village shops, schools and recreational facilities. A broader range of amenities area 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.

Simply a fantastic home ideal for the growing family or those looking to downsize and an early viewing comes highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

KITCHEN DINER
19'11" x 12'1" (6.08m x 3.70m)

Composite side entrance stable rock door into the open plan kitchen diner. Bespoke oak stairs to first floor landing with storage under, opening to the utility room and doors to the inner hallway, central heating radiator, opening into the living room. UPVC double glazed French doors to the rear. A range of bespoke fitted base units with worksurface over, space for slimline dishwasher, range cooker with inset chimney breast surround, fitted shelving.

UTILITY AREA
5'7" x 6'1" (1.72m x 1.87m)

Space for fridge and freezer, worksurface over bespoke fitted base units, sink and drainer, splashback tiles, plumbing for washer. The newly fitted boiler is stored in here.

LIVING ROOM
16'1" x 12'1" (4.91m x 3.69m)

UPVC double glazed window to the side, central heating radiator, UPVC double glazed French doors to the garden room, loft hatch, feature multifuel burner with a slate hearth and a brick effect back, fumed solid oak floor.



GARDEN ROOM
11'2" x 11'3" (3.41m x 3.45m)

UPVC double glazed sash windows to the rear, UPVC double glazed French doors to the side, spotlights, SupaLite conservatory rood with Tapco slate tile.



INNER HALLWAY

Doors to bedroom one and the bathroom.

BEDROOM ONE
11'5" x 10'11" (max) x 9'9" (min) (3.49m x 3.33m (max) x 2.99m (min))

UPVC double glazed window to the front, central heating radiator. Archway into the storage area.



BATHROOM
8'9" x 8'3" (2.68m x 2.52m)

Frosted UPVC double glazed window to the front, UPVC double glazed window to the side, chrome towel radiator. Low flush W.C., hand wash basin over vanity under, panelled bath with mixer shower over, rain shower head attachment and glass shower screen.



FIRST FLOOR LANDING

Doors to bedroom two and three.

BEDROOM TWO
6'5" x 11'7" (1.98m x 3.55m)

UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE
8'6" x 10'1" (2.61m x 3.09m)

UPVC double glazed window to the front, central heating radiator.



OUTSIDE

To the front of the property there is gated access to a block paved driveway providing off road parking with a low maintenance Astroturf and Indian stone paved patio. The block paving leads down the side of the property to a set of double timber gates leading to the rear garden. To the rear of the property the garden includes some stone steps, a laid to lawn area, Indian stone terraced patio area, perfect for outdoor dining and entertaining purposes, a stone pebbled seating area and an outdoor wooden shed (20ft x 8ft). The garden is fully enclosed by timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"The property is on a quiet street and the garden leads to fields at the back which are good for dog walkers!"

COUNCIL TAX BAND

The council tax band for this property is B.

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.