



WAKEFIELD
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HORBURY
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NORMANTON
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PONTEFRAC T & CASTLEFORD
01977 798 844

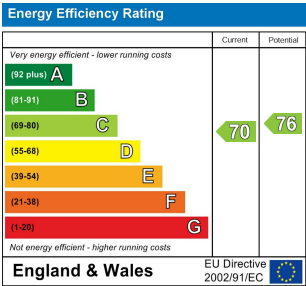


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



5 Lodge Farm Gardens, Altofts, WF6 2NP

For Sale Freehold £325,000

This immaculately presented three bedroom detached home is situated in a popular residential location close to well regarded schools, local shops and commuter links.

The accommodation is set over two floors and to the ground floor briefly comprises; entrance hall, spacious lounge and a particularly stylish kitchen/diner boasting a large island and full range of integrated appliances. To the first floor are three bedrooms (two doubles and a single bedroom) and house bathroom. Externally to the front is an attractive lawned garden with driveway leading to the single garage. To the rear, the property boasts a beautifully maintained and enclosed garden offering a good degree of privacy.

The property is presented in a move in condition having been modernised to an excellent standard throughout.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, double central heating radiator, quality wood effect flooring, doors to the kitchen/diner and living room.

KITCHEN/DINER

16'2" x 10'0" plus recess [4.95m x 3.06m plus recess]
Range of stylish ivory gloss wall and base units with quartz work surface over incorporating inset ceramic sink with swan neck mixer tap, four ring induction hob with extractor hood and a range of integrated appliances: electric built in oven with microwave over, full size dishwasher, washer/dryer and fridge/freezer. Island with seating area, spotlights, tiled flooring, two double central heating radiators, UPVC double glazed windows to the front and rear with composite glazed rear garden. Door leading through to the living room and useful understairs storage cupboard.



LIVING ROOM

8'7" max x 16'0" [2.62m max x 4.90m]
UPVC double glazed windows to the front and rear, two double central heating radiators, spotlights, wood effect flooring and coving to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the rear, doors to three bedrooms (two doubles and one single bedroom) and house bathroom.

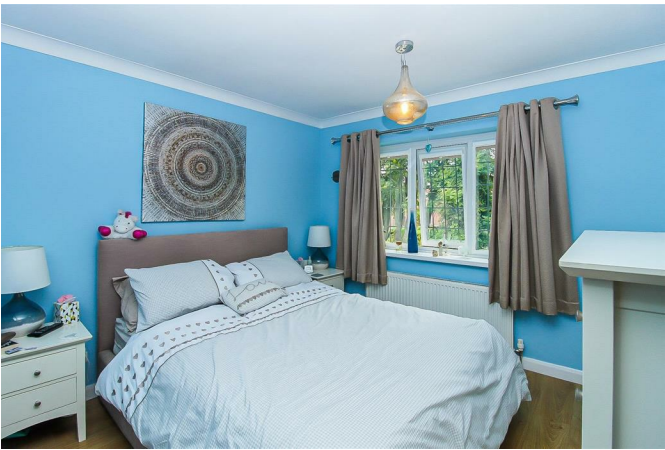
BEDROOM ONE

10'7" x 10'0" [3.23m x 3.07m]
UPVC double glazed window to the front, wood effect flooring and useful in built wardrobe.



BEDROOM TWO

11'0" x 8'6" plus recess [3.35m x 2.59m plus recess]
UPVC double glazed window to the front, double central heating radiator and useful in built storage.



BEDROOM THREE

8'2" x 5'4" [2.5m x 1.65m]
UPVC double glazed window to the rear, in built wardrobes and wood effect flooring.

BATHROOM/W.C.

5'7" x 7'1" [1.72m x 2.16m]
Three piece suite comprising panelled bath with waterfall rain shower over, vanity wash hand basin with mixer tap and concealed cistern low flush w.c. UPVC double glazed frosted window to the rear, heated towel rail, shaver socket point and spotlights.



OUTSIDE

To the front of the property is an attractive artificial lawned garden with paved pathway leading to the entrance door. There is a driveway which leads to a brick built single garage with roller door. To the rear is a particularly attractive and private garden with paved patio seating area, artificial lawn, a range of mature beds and borders, useful shed for storage and gate leading round to the front surrounded by fencing and walls.



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.