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## 55b Rose Farm Approach, Altofts, WF6 2RZ

**For Sale Freehold £330,000**

Thoughtfully extended to the rear, this deceptively spacious four bedroom detached family home enjoys an elevated position tucked away at the head of a pleasant cul de sac, yet remains within easy reach of the excellent amenities available in the village.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and modern home is approached via a welcoming entrance hallway that leads into a well proportioned sitting room, which in turn connects to a cloakroom at the rear. A further living room opens through an archway into a large open plan living dining kitchen, which forms the heart of the home, featuring a stylish range of contemporary units with integrated appliances, a spacious dining area, and Velux roof lights that flood the space with natural light. To the first floor, the principal bedroom benefits from its own en suite shower room, while the three additional bedrooms are served by a modern, refitted family bathroom. Externally, the property enjoys a lawned garden to the front, complemented by a sweeping block paved driveway leading to a useful reduced height storage area. There are further gardens to the side and rear, the latter featuring a good sized lawn and a decked seating area, perfect for relaxing or entertaining.

Situated in a popular and well-connected residential area, the property lies within easy reach of local shops, schools, and recreational facilities in Altofts, with a wider selection of amenities available in the nearby towns of Normanton and Castleford. Both towns offer railway stations and excellent motorway links, making this an ideal home for commuters and families alike.

A superb opportunity to acquire a spacious, modern, and thoughtfully designed family home in a highly desirable setting, an early viewing is highly recommended.

### IMPORTANT NOTE TO PURCHASERS

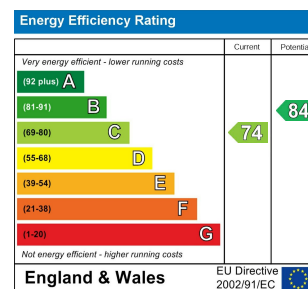
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.

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ACCOMODATION

ENTRANCE HALL

A composite front entrance door with side screen, stairs leading to the first floor, and doors providing access to the sitting room and cloakroom.

SITTING ROOM

18'4" x 8'10" [5.6m x 2.7m]

A window to the front elevation, double central heating radiator and a useful understairs storage cupboard. A connecting door leads through to the cloakroom.



CLOAKROOM

6'6" x 4'3" [2.0m x 1.3m]

A two piece white and chrome suite comprising a low suite w.c. and pedestal wash basin. Space and plumbing for a washing machine, a wall mounted Ideal gas fired central heating boiler and a double central heating radiator. A frosted window to the rear and part brick set tiled walls.

LIVING ROOM

13'5" x 11'9" [4.1m x 3.6m]

A window to the front, central heating radiator and an archway through to the adjoining dining kitchen.



DINING KITCHEN

18'0" x 14'9" [5.5m x 4.5m]

The practical hub of this lovely family home, featuring a good range of gloss white fronted wall and base units with laminate worktops and glazed splashbacks. Includes an inset stainless steel sink unit, stainless steel four ring gas hob with matching filter hood over, built in oven, integrated dishwasher and integrated fridge freezer. Two central heating radiators, two Velux style roof lights providing excellent natural light and wide sliding French doors that open onto the rear garden, showcasing the views.



FIRST FLOOR LANDING

Loft access point and a built in linen cupboard.

BEDROOM ONE

14'5" x 8'10" [4.4m x 2.7m]

A window to the front elevation, central heating radiator and loft access point with drop down ladder leading to a secondary loft.



EN SUITE SHOWER ROOM/W.C.

5'2" x 4'3" [1.6m x 1.3m]

A three piece suite comprising a wide shower cubicle with glazed screen, vanity wash basin with cupboard beneath and low suite w.c. A chrome ladder style heated towel rail, extractor fan, a Velux style roof light, tiled walls and floor.

BEDROOM TWO

10'2" x 8'10" [3.1m x 2.7m]

A window to the front elevation, central heating radiator and a double fronted fitted wardrobe.



BEDROOM THREE

10'5" x 8'10" [3.2m x 2.7m]

A window to the rear and a double central heating radiator.

BEDROOM FOUR

8'6" x 6'2" [2.6m x 1.9m]

A window to the front, double central heating radiator, and a fitted captain-style child's bed with desk arrangement and bookshelves beneath.

BATHROOM/W.C.

5'10" x 5'6" [1.8m x 1.7m]

A quality three piece white and chrome suite comprising a panelled bath with shower over and glazed screen, vanity wash basin with drawers beneath and low suite w.c. A ladder style heated towel rail, extractor fan, a frosted window to the rear and part tiled walls.



OUTSIDE

To the front, the property enjoys a neat lawned garden and a sweeping block paved driveway leading up to the steps and front door with a useful half height storage room. To the side, there is an additional private garden area and to the rear, a larger enclosed garden laid mainly to lawn with decked seating areas and fencing for privacy, an ideal outdoor space for relaxation or entertaining.



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.