



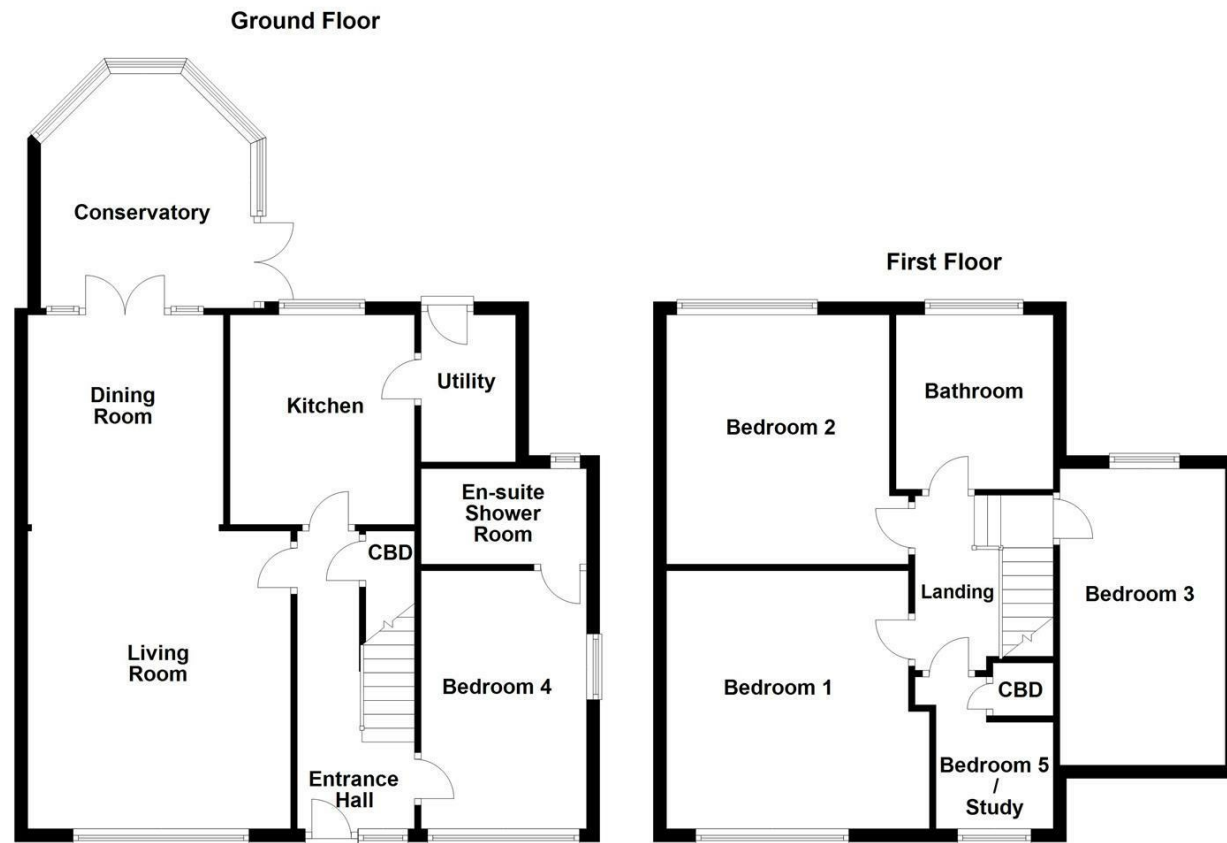
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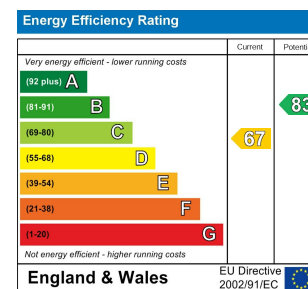
8 Birkwood Road, Altofts, WF6 2NL

For Sale Freehold £400,000

A deceptively spacious four bedroomed detached family home situated in this enviable position on the fringe of the village.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that leads through into a good sized living room that has a bay window to the front. An archway then leads through into a separate dining room which has French doors out to the conservatory overlooking the back garden. The kitchen is fitted to an excellent standard with integrated appliances and corian work tops. Alongside the kitchen there is a separate utility room. Also on the ground floor is a double bedroom with en suite shower room/w.c. To the first floor there are three double bedrooms plus a further single bedroom / study, all served by a bathroom fitted with a four piece suite. Outside, the gardens has gardens to both the front and rear, as well as ample driveway leading up to a garage.

The property is situated on the fringe of this sought after village within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centres of Normanton, Wakefield and Castleford, both of which have their own railway stations and ready access to the national motorway network.



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.

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,

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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



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ACCOMMODATION

RECEPTION HALL

14'9" x 5'10" (4.5m x 1.8m)
Composite front entrance door with frosted side screen, central heating radiator concealed in a cabinet and stairs to the first floor with useful understairs store.

LIVING ROOM

14'9" x 13'1" (4.5m x 4.0m)
Bay window to the front, double central heating radiator and feature fireplace with ornate surround with marbled insert and hearth housing a living flame coal effect gas fire. Ornate plaster work to the walls and archway through to the adjoining dining room.



DINING ROOM

10'5" x 9'10" (3.2m x 3.0m)
Double central heating radiator, ornate plaster work to the walls and double French doors through to the conservatory.



CONSERVATORY

11'9" x 10'5" (max) (3.6m x 3.2m (max))
Wood strip flooring, double central heating radiator, French doors to the side and lovely views over the garden.



KITCHEN

10'5" x 9'2" (3.2m x 2.8m)
Window overlooking the back garden and fitted to a lovely standard with a contemporary style range of wall and base units with corian work tops incorporating 1 1/2 bowl sink unit. Inset four ring induction hob with filter hood over, built in AEG double oven, integrated dishwasher and provision for a wall mounted television. Integrated full height larder style fridge.



UTILITY ROOM

7'2" x 4'7" (2.2m x 1.4m)
Composite door to the rear, further range of matching fitted cupboards with corian worktop, integrated microwave, space and plumbing for a washing machine and provision for a tumble dryer. Integrated fridge/freezer.

BEDROOM FOUR

12'5" x 8'6" (3.8m x 2.6m)
Windows to both the front and side, double central heating radiator and wood effect laminate flooring.

EN SUITE/W.C.

8'2" x 4'11" (2.5m x 1.5m)
Frosted window to the rear and fitted to a lovely standard with a three piece suite comprising wet room style shower with twin head shower, vanity wash basin and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail and extractor fan.

FIRST FLOOR LANDING

Central landing with access to all bedrooms and loft access hatch with fold down ladder.

BEDROOM ONE

13'1" x 13'1" (max) (4.0m x 4.0m (max))
Window to the front taking full advantage of the far reaching views. Central heating radiator and a full width range of fitted wardrobes with matching drawers.



BEDROOM TWO

12'5" x 11'1" (3.8m x 3.4m)
Window overlooking the back garden and into the distance beyond. Central heating radiator and wood effect laminate flooring.



BEDROOM THREE

15'1" x 8'6" (4.6m x 2.6m)
Window to the rear, central heating radiator, stripped and varnished floorboards and access to the eaves storage void.

BEDROOM FIVE / STUDY

6'2" x 5'10" (1.9m x 1.8m)
Window to the front and central heating radiator. Built in airing cupboard housing the insulated hot water cylinder.

FAMILY BATHROOM/W.C.

8'6" x 7'10" (2.6m x 2.4m)
Frosted window to the rear, fully tiled walls and floor. Fitted with a four piece suite comprising panelled bath, separate shower cubicle with glazed door, vanity wash basin with cupboards under and low suite w.c. Chrome ladder style heated towel rail and extractor fan.



OUTSIDE

To the front the property has a neat lawned garden with well established beds and borders. A gated block paved driveway provides ample off street parking space with a further raised bed and detached garage. To the rear of the house there is a further well kept garden with a shaped lawn, well established beds and borders and paved patio sitting areas with ornamental pond.

COUNCIL TAX BAND

The council tax band for this property is E.

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 Wakefield 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.