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HORBURY
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NORMANTON
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5 Edward Street, Altofts, WF6 2QU

For Sale Freehold £365,000

A generously spaced, five bedroom detached property benefitting from spacious open plan living and modern fitted bathrooms, this property is certainly not one to be missed.

With underfloor heating to the ground floor, this lovely family home has a large reception hall leading to the living room, downstairs W.C., stairs to the first floor, the integral garage and the modern fitted open plan living dining kitchen to complete the ground floor. Upstairs, the first floor landing leads us to bedrooms one, two, three, four, the house bathroom, stairs to the second floor landing and the utility room. On the second floor, bedroom five is accompanied by a dressing room and an en suite bathroom. Outside, to the front of the property off road parking on a concrete driveway with EV charger accommodates up to four cars and leads to an integral garage, with timber fencing on both sides. The rear garden features a flagged patio ideal for outdoor dining, an artificial lawn, and is fully enclosed by timber fencing with gated access to the front.

The property is situated in this enviable location in the heart of Altofts within very easy reach of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Castleford and Normanton, both of which have their own railway stations and ready access to the national motorway network.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

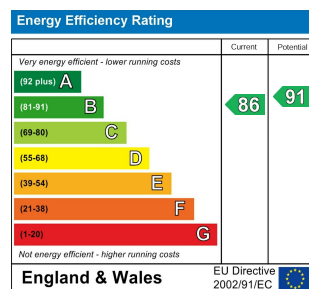
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door to the entrance hall. Stairs to the first floor landing, understairs storage cupboard, spotlights. Doors to the living room, kitchen/lounge/diner, downstairs W.C. and the integral garage.

LIVING ROOM

15'1" x 12'11" [4.61m x 3.96m]
UPVC double glazed bay window to the front, spotlights, media wall with built in electric fireplace.



DOWNSTAIRS W.C.

5'0" x 2'1" [1.54m x 0.64m]
Extractor fan, spotlights. Ceramic low flush W.C., ceramic hand wash basin with mixer tap with storage cupboards below.

KITCHEN/DINER/LOUNGE

30'2" x 13'7" [max] x 10'5" [min] [9.2m x 4.16m [max] x 3.19m [min]]
UPVC double glazed bi folding doors to the rear, UPVC double glazed window to the rear, spotlights. A range of wall and base units with quartz worksurfaces over, inset sink with mixer tap and drainer, five ring gas hob with extractor fan over. Integrated double oven, space and plumbing for a fridge freezer.



INTEGRAL GARAGE

15'8" x 9'7" [4.80m x 2.94m]
Electric roll up door.

FIRST FLOOR LANDING

Doors to bedrooms one, two, three, four, the house bathroom, two storage cupboards and the utility room. Stairs to the first floor landing, central heating radiator, spotlights.

UTILITY ROOM

9'9" x 5'9" [2.98m x 1.77m]
Spotlights, extractor fan, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine.

BEDROOM ONE

14'2" x 11'5" [4.34m x 3.49m]
UPVC double glazed window to the front, central heating radiator, access to overstairs storage cupboard, a range of fitted wardrobes. Door to the en suite bathroom.



EN SUITE BATHROOM

7'0" x 3'3" [2.14m x 1.0m]
Frosted UPVC double glazed window to the side, chrome ladder style radiator, spotlights, extractor fan. Hand wash basin with storage cupboards and mixer tap, low flush W.C., fitted shower unit with ceramic tray and mixer tap.

BEDROOM TWO

12'4" x 9'10" [3.78m x 3.02m]
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

11'0" x 9'11" [3.37m x 3.03m]
UPVC double glazed window to the rear, central heating radiator.

BEDROOM FOUR

9'2" x 9'9" [2.81m x 2.99m]
UPVC double glazed window to the front, central heating radiator.

HOUSE BATHROOM

9'3" x 8'5" [2.82m x 2.57m]
Frosted UPVC double glazed window to the rear, extractor fan, spotlights, chrome ladder style radiator. Fitted panelled bath with hot and cold taps, shower head attachment and partial tiling, wall mounted ceramic hand wash basin with storage cupboards and mixer tap, ceramic low flush W.C., corner shower unit with mixer tap, overhead shower, glass shower screen and ceramic tray.



SECOND FLOOR LANDING

Frosted UPVC double glazed window to the front, Velux window to the front. Door to bedroom five.

BEDROOM FIVE

16'6" x 9'6" [5.03m x 2.91m]
Two Velux windows to the rear, two central heating radiators, access to eaves, spotlights. Door to the dressing room.



DRESSING ROOM

13'3" x 9'6" [4.06m x 2.90m]
Velux window to the rear, central heating radiator, eaves storage. Door to en suite.

EN SUITE BATHROOM

5'4" x 13'1" [1.65m x 4.0m]
Chrome ladder style central heating radiator, Velux window to the front, extractor fan. Panelled bath with mixer tap, wall mounted hand wash basin with mixer tap, ceramic low flush W.C., fitted shower unit with mixer tap, glass panel and an overhead shower.



OUTSIDE

To the front of the property there is off road parking with EV charger on a concrete driveway for up to four cars and leads to the integral garage with timber fencing on either side of the property. To the rear elevation the garden has a flagged patio area, perfect for outdoor dining and entertaining purposes, a laid to lawn artificial lawn which is fully enclosed by timber fencing with a gate to the front of the property.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.