



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



3 Trent Avenue, Altofts, WF6 2ST

For Sale Freehold £365,000

A superb opportunity to purchase this fully renovated two bedroom detached true bungalow, finished to a high standard throughout and offering stylish, ready to move into accommodation.

The property features a modern fitted kitchen diner with integrated appliances and bi folding doors opening onto the landscaped rear garden, creating an ideal space for indoor and outdoor living. There are two well proportioned double bedrooms, with the principal bedroom benefitting from fitted wardrobes and a dressing area, along with a spacious living room and an additional versatile sitting room, currently utilised as a third bedroom. Externally, the rear garden has been thoughtfully landscaped, incorporating a composite decked seating area, ideal for outdoor dining, which overlooks an L shaped paved patio and an attractive lawn with neatly maintained planted borders. The garden is fully enclosed by timber fencing and also benefits from a timber summer house with power and lighting, offering potential for use as a home office.

To the front, a concrete driveway provides off road parking for two vehicles, complemented by a well maintained lawned garden and a paved pathway leading to the entrance, bordered by mature hedging.

The property is situated within the sought after village of Altofts, within close proximity to Normanton town centre, which offers a range of amenities including supermarkets and a railway station. The M62 motorway is also easily accessible, making it ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate the quality, space and finish this exceptional home has to offer. Early viewing is highly recommended.



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LIVING ROOM
18'0" x 16'9" [5.51m x 5.11m]

Spacious reception room with bow window to the front, two contemporary vertical radiators, wall lighting and coving to the ceiling.



KITCHEN/DINER
13'7" x 17'8" [4.15m x 5.39m]

A modern fitted kitchen with shaker style units and quartz worktops. Integrated appliances include fridge, freezer, washer dryer and dishwasher, along with a range cooker. UPVC double glazed window and bifold doors to the rear, LVT flooring, inset spotlights and fitted dining display units.



OUTSIDE

To the front, a concrete driveway provides off road parking alongside a lawned garden with hedge borders and pathway access. To the rear is a composite decked patio with glass balustrade, porcelain paved seating areas and a lawned garden with planted borders. A timber summer house with power and lighting offers additional space.



ACCOMMODATION

PORCH

Accessed via a composite front entrance door with UPVC double glazed frosted window to the front aspect and side windows allowing in plenty of natural light.

ENTRANCE HALL

LVT flooring, contemporary white radiator, feature timber clad half walls with dado rail and multiple storage cupboards. Doors lead to the living room, kitchen diner, bathroom and two bedrooms, with loft access above.

BEDROOM ONE

13'6" x 10'5" [4.13m x 3.20m]
UPVC double glazed window to the front, contemporary radiator, fitted wardrobes, dressing table, drawers and vanity mirror with downlights



BEDROOM TWO

10'9" x 10'4" [3.28m x 3.16m]
UPVC double glazed window to the rear, contemporary radiator and feature wall with dado rail.



BATHROOM/W.C.

5'5" x 8'4" [1.67m x 2.56m]
Fitted with a three piece suite comprising panel bath with shower over and glass screen, concealed WC and wash basin set into vanity units. Fully tiled walls, solid wood flooring, frosted UPVC window to the rear and vanity mirror.

SITTING ROOM

8'6" x 17'0" [2.60m x 5.19m]
Currently used as a bedroom, with dual aspect windows, UPVC door to the rear patio and contemporary vertical radiator.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.