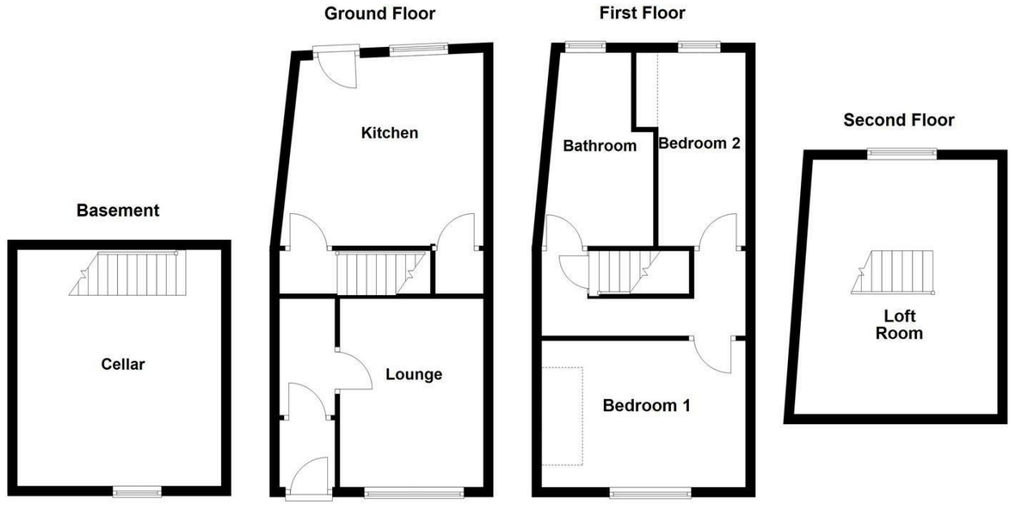
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844







# 4 Brook Street, Altofts, WF6 2LP

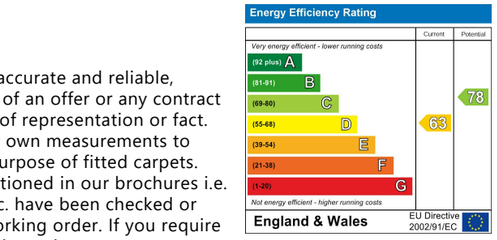
## For Sale Freehold £135,000

Offered to the market is this three-storey mid terraced property, situated in the sought after village of Altofts. Offering versatile accommodation set across three floors, together with a useful cellar, this home is ideally suited to first-time buyers, young families, and those seeking additional space.

The accommodation briefly comprises an entrance vestibule leading into the entrance hall, which provides access to the lounge and a staircase rising to the first floor landing. The lounge opens through to the kitchen, which in turn provides access to the cellar, ideal for storage, as well as access to the rear garden. To the first floor, the landing provides access to two bedrooms and the house bathroom. Bedroom one is a particularly spacious double bedroom benefitting from fitted wardrobes, while the three piece bathroom suite is positioned to the rear elevation. A fixed staircase rises to the second floor, where an attic room provides a versatile space that could be utilised as a home office, study, hobby room, or additional storage area. The room benefits from a Velux roof window allowing for plenty of natural light. Further benefits include UPVC double glazing and gas central heating throughout.

The property is well positioned for a range of local amenities, including highly regarded primary schools, local shops, and countryside walks. Normanton railway station is within easy reach, providing excellent transport links, while nearby motorway networks offer convenient access for commuters.

An internal viewing is highly recommended to fully appreciate the accommodation, versatility, and location this fantastic home has to offer.




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*

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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

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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 VESTIBULE
A UPVC entrance door leads into the entrance vestibule, which in turn opens into the entrance hall.

### ENTRANCE HALL
Featuring laminate flooring, a central heating radiator, a staircase rising to the first floor landing, and openings through to the lounge and kitchen.

### LOUNGE
12'11" x 9'7" (3.94m x 2.93m)
With laminate flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.



### KITCHEN
12'10" x 13'3" (3.93m x 4.05m)
Fitted with LVT flooring, a central heating radiator, and a range of wall and base units with laminate work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink with mixer tap and drainer, extractor hood, breakfast bar, and provides space for a range cooker, washing machine, and fridge freezer. A UPVC double glazed window overlooks the rear elevation, while a UPVC door provides access to the rear garden. The kitchen also benefits from access to the cellar and houses a combination boiler, which was fitted approximately two years ago.

### CELLAR
14'2" x 13'1" (4.34m x 4.01m)
A useful storage space benefiting from power and lighting, a central heating radiator, a window to the front elevation, and concrete flooring.

### FIRST FLOOR LANDING
With carpeted flooring, a central heating radiator, and access to two bedrooms, the house bathroom, and the loft room.

### BEDROOM ONE
10'5" x 9'4" (3.19m x 2.87m)
A well proportioned double bedroom featuring carpeted flooring, a central heating radiator, a UPVC double glazed window to the front elevation, and a range of fitted wardrobes.



### BEDROOM TWO
13'0" x 5'9" (3.97m x 1.76m)
With carpeted flooring, a central heating radiator, fitted wardrobes, and a UPVC double glazed window overlooking the rear elevation.



### BATHROOM
7'7" x 7'5" (2.32m x 2.27m)
Fitted with floor-to-ceiling tiling, a chrome heated towel radiator, pedestal wash basin with mixer tap, low flush WC, and a frosted UPVC double glazed window to the rear elevation. The bathroom also benefits from spotlighting to the ceiling, an extractor fan, and a panelled bath with hot and cold taps, electric shower, shower attachment, and overhead shower.



### LOFT ROOM
18'5" x 13'8" (5.62m x 4.19m)
Accessed via a fixed staircase from the first-floor landing, this versatile loft room benefits from laminate flooring, a Velux roof window, a central heating radiator, and power and lighting, making it suitable for a variety of uses including a home office, hobby room, or additional storage space.



### OUTSIDE
To the rear of the property is a low maintenance enclosed garden, comprising a decked seating area leading to a second-tier concrete patio, providing an ideal space for outdoor seating and entertaining.



### COUNCIL TAX BAND
The council tax band for this property is A.

### 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.

### VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.