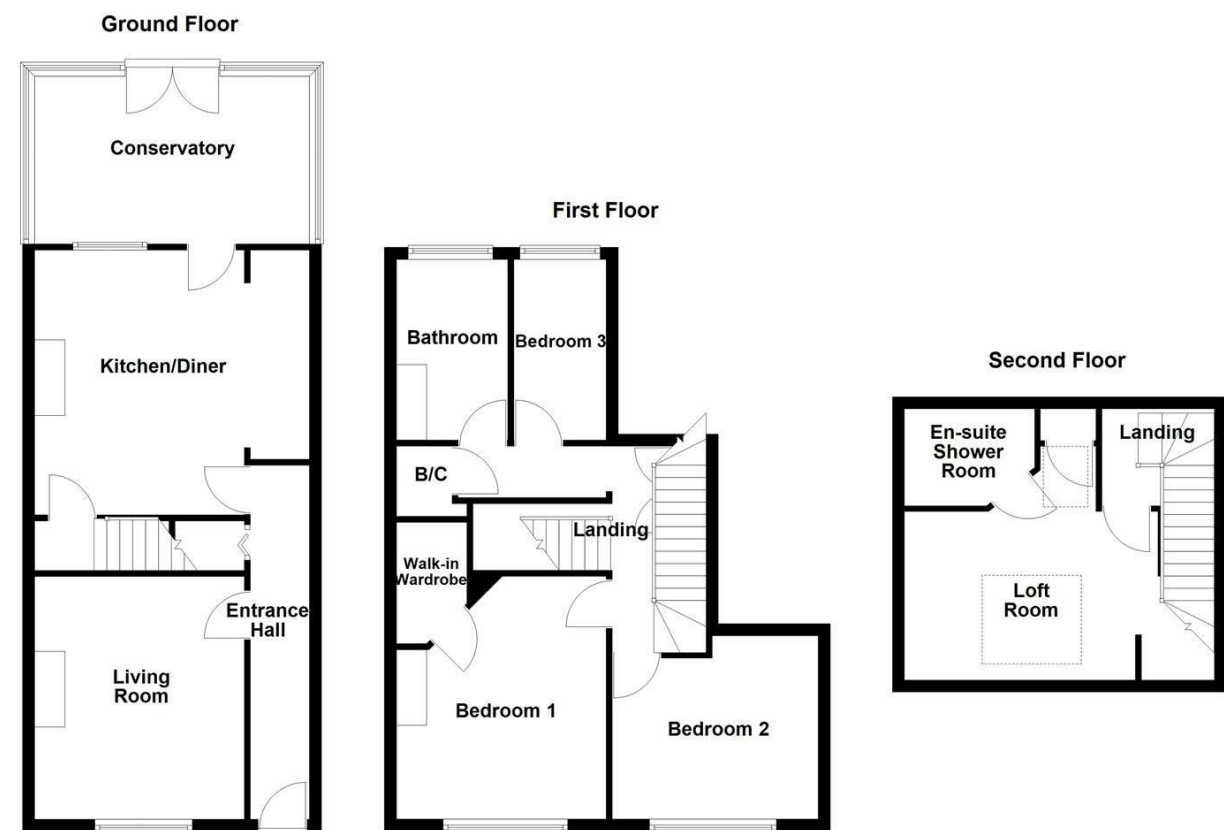




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



55 George Street, Altofts, WF6 2LS

For Sale Freehold £190,000

A fantastic large family house with three first floor bedrooms and an additional loft room with en-suite shower room. This lovely traditional terrace house has two reception rooms, UPVC double glazing, gas central heating and a convenient central location.

The property briefly comprises: entrance hall, living room with understairs storage cupboard, and a generous kitchen/diner with direct access to the conservatory at the rear. To the first floor, the landing provides access to three well proportioned bedrooms and a three piece house bathroom, with an additional built in storage cupboard. The second floor is home to the loft room benefitting from an en suite shower room and velux windows, creating a bright and versatile space. Externally, to the front there is on street parking. A concrete pathway to the side with timber gate provides access to the enclosed rear garden, which features a block paved patio and timber decked seating area, surrounded by timber fencing. The garden also benefits from external power, lighting, and a useful brick built outbuilding, ideal for storage, a workshop or hobby space.

The property is ideally situated within walking distance of local amenities and schools, as well as Normanton town centre, which offers supermarkets and its own railway station providing excellent access to surrounding towns and cities. For those commuting further afield, the M62 motorway is only a short distance away.

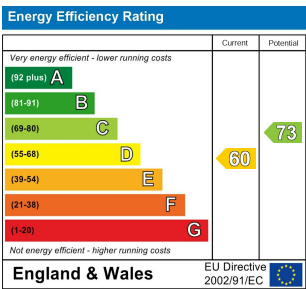
An early viewing is highly recommended to fully appreciate the size and potential of this fantastic home.

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

UPVC double glazed front entrance door, dado rail, picture rail, central heating radiator and doors to the living room, understairs storage and the kitchen diner.

LIVING ROOM

11'5" x 13'2" [3.49m x 4.02m]

Ceiling rose, ornate coving to the ceiling, UPVC double glazed window to the front aspect, central heating radiator, tiled hearth with tiled decorative interior and solid wooden surround.



KITCHEN/DINER

11'5" [min] x 14'11" [max] x 14'5" [3.49m [min] x 4.55m [max] x 4.40m]

Fitted with a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, plumbing for slimline dishwasher, plumbing for washing machine and space for dryer under the counter. Space for freestanding oven and grill with cooker hood above. Space for a large freestanding fridge/freezer, coving to the ceiling, gas fire with tiled hearth, tiled decorative interior, and solid wooden surround. Built in wine rack, central heating radiator, UPVC double glazed window to the conservatory and timber door leading into it. Further door housing staircase to the first floor landing.

CONSERVATORY

9'1" x 13'5" [2.79m x 4.10m]

Fully tiled floor, UPVC double glazed windows to three sides and a set of UPVC double glazed French doors leading to the rear garden. Two wall lights and power within.



FIRST FLOOR LANDING

Dado rail, staircase leading to the second floor, double doored built in storage cupboard under the stairs and doors to three bedrooms, the house bathroom. Boiler cupboard, coving to the ceiling and ceiling rose.

BATHROOM/W.C.

10'9" x 5'9" [3.28m x 1.76m]

Comprising a three piece suite comprising corner bath with mixer tap and shower attachment, pedestal wash basin and low flush w.c. Half tiled walls, coving to the ceiling, UPVC double glazed frosted window to the rear elevation and central heating radiator.



BEDROOM ONE

13'2" x 11'3" [4.02m x 3.44m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, ceiling fan, dado rail and door to the walk-in wardrobe.



WALK IN WARDROBE

3'10" x 6'7" [1.18m x 2.02m]

Coving to the ceiling, loft access, inset spotlights, extractor fan and laminate flooring within.

BEDROOM TWO

10'9" x 4'11" [3.28m x 1.50m]

UPVC double-glazed window to the rear elevation, dado rail, central heating radiator and coving to the ceiling.

BEDROOM THREE

8'7" [min] x 9'10" [max] x 11'1" [2.63m [min] x 3.02m [max] x 3.40m]

UPVC double-glazed window to the front elevation, coving to the ceiling, and central heating radiator.

SECOND FLOOR LANDING

Door leading into the loft room.

LOFT ROOM

9'5" [min] x 13'7" [max] x 13'10" [2.88m [min] x 4.16m [max] x 4.23m]

Two timber Velux style windows to the front and rear, central heating radiator, door to en suite shower room and door to eaves storage.



EN SUITE SHOWER ROOM/W.C.

6'2" x 6'8" [1.89m x 2.05m]

Comprising a three piece suite with corner shower cubicle with double doors, mixer shower with rain showerhead, low flush w.c. and pedestal wash basin. Extractor fan, chrome heated radiator and pitched sloping ceiling.



OUTSIDE

A concrete pathway leads to the side timber gate into the enclosed rear garden. The rear garden has a block paved patio, timber-decked patio in the corner with low maintenance pebble border, four outside power sockets, outside lights, and timber panel fencing to all three sides. There is a brick built outhouse with timber door and UPVC double glazed window, with power within and water point connection outside.



VIEWINGS

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

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.