




# 24 Drury Lane, Altofts, WF6 2JN

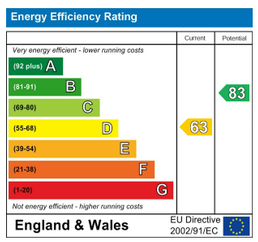
## For Sale Freehold £235,000

A fantastic opportunity to purchase this spacious and characterful three bedroom end terrace home, offering generous accommodation arranged over three levels, including two useful cellar rooms to the lower ground floor and a superb insulated summer house currently utilised as a home office. The property combines traditional features with modern improvements and benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises a particularly spacious entrance hall, living room with cast iron multi fuel burning stove, and a modern kitchen diner with central island, quartz work surfaces and space for a range style cooker. A separate utility room and contemporary downstairs shower room complete the ground floor accommodation.
To the lower ground floor are two cellar rooms, including the main cellar with power and lighting and a further former coal store providing excellent additional storage. To the first floor are three well proportioned bedrooms and a stylish three piece house bathroom. The landing also provides access to a useful storage cupboard which was formerly a W.C. and retains plumbing and drainage, offering the potential for reinstatement if desired. A partially boarded loft with lighting provides further storage. Externally, to the front is an enclosed buffer style garden with cast iron gated access and brick boundary walls with railings above. To the rear is an attractive landscaped garden with lawn, Indian stone pathways and a composite decked seating area ideal for outdoor dining and entertaining. A particular feature of the garden is the substantial insulated summer house, currently used as a home office and benefitting from power, lighting, heating and plumbing, together with an adjoining store room with hot and cold water connections.

The property is conveniently situated within easy reach of local amenities, schools and regular bus services, while Normanton town centre offers further facilities including a supermarket and railway station. The M62 motorway network is also readily accessible for those travelling further afield.

Only a full internal inspection will truly reveal everything this impressive and versatile home has to offer. 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.

Richard Kendall Estate Agent

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

Zoopla.co.uk rightmove aria | propertymark PROTECTED naea | propertymark PROTECTED The Property Ombudsman APPROVED CODE



## ACCOMMODATION

### ENTRANCE HALL
26'9" x 6'0" (8.16m x 1.83m)
Composite front entrance door with semi-circular UPVC double glazed fanlight above, leading into a particularly spacious entrance hall. Ornate coving to the ceiling, contemporary dark grey radiator and staircase with timber handrail and timber panelling to the side leading to the first floor landing. UPVC double glazed window overlooking the rear aspect and feature archway within the hallway. Doors provide access to the living room, kitchen diner and staircase leading down to the lower ground floor cellar room



### LIVING ROOM
14'11" x 14'7" (4.55m x 4.46m)
UPVC double glazed window overlooking the front aspect, ornate coving to the ceiling, ceiling rose and two wall lights. Feature cast iron multi fuel burning stove set on a stone hearth within an exposed brick chimney breast with timber mantle above. Traditional style radiator finished in dark grey and two timber sliding doors providing access into the kitchen diner.



### KITCHEN DINER
14'5" x 14'2" (4.40m x 4.32m)
Fitted with a range of wall and base units with quartz work surfaces over and matching quartz upstands. Central island incorporating a one and a half bowl sink and drainer with swan neck mixer tap, drainer grooves inset into the work surface and breakfast bar seating for three. Space for a range style cooker set within a decorative exposed brick chimney breast, built-in wine rack, space for a freestanding American style fridge freezer and space and plumbing for a dishwasher beneath the island. UPVC double glazed window overlooking the rear garden, laminate flooring, inset spotlights to the ceiling and downlighting incorporated beneath the wall units. Timber door providing access to the utility room and a further timber door leading back into the entrance hall.

### UTILITY ROOM
7'10" x 7'6" (2.41m x 2.31m)
Fitted with a range of base units and stainless steel sink with swan neck mixer tap. Space and plumbing for a washing machine and space for a tumble dryer. Dark grey ladder style radiator, inset spotlights to the ceiling and UPVC double glazed window overlooking the rear garden. Composite rear entrance door with frosted UPVC double glazed fanlight above. Timber door providing access into the shower room.

### DOWNSTAIRS SHOWER ROOM
7'2" x 3'3" (2.19m x 1.00m)
Fitted with a three piece suite comprising enclosed shower cubicle with sliding glazed door and electric shower, wash hand basin with chrome mixer tap set within high gloss vanity storage and low flush W.C. Fully tiled walls, laminate flooring, chrome ladder style radiator, inset spotlights and wall mounted extractor fan. The combination boiler is also housed within the shower room.

### CELLAR ROOM
13'7" x 10'0" (4.16m x 3.06m)
Located on the lower ground floor and benefiting from a UPVC double glazed window overlooking the front aspect, together with power and lighting. Opening through to the original coal store.

### COAL STORE
Providing useful additional storage space and benefiting from lighting.

### FIRST FLOOR LANDING
UPVC double glazed windows overlooking the rear elevation, ornate coving to the ceiling and traditional style radiator finished in dark grey. Loft access with folding timber ladder leading to a partially boarded loft space with lighting.
Timber bi-folding doors provide access into a useful storage cupboard, which was formerly a W.C. and retains plumbing and drainage.

### FORMER W.C STORAGE CUPBOARD
6'3" x 3'0" (1.91m x 0.93m)
Timber framed single glazed frosted window to the side elevation, together with plumbing and drainage still in place. The space was formerly utilised as a W.C. and could potentially be reinstated as such, subject to any necessary works.
A stained glass single glazed internal window also forms part of the cupboard area.

### BEDROOM ONE
13'7" x 12'8" (4.16m x 3.88m)
UPVC double glazed window overlooking the front elevation, traditional style radiator finished in dark grey and coving to the ceiling.



### BEDROOM TWO
14'7" x 9'10" (4.45m x 3.00m)
Timber bi-folding door providing access into the bedroom. Double glazed timber framed internal window overlooking the landing and allowing additional natural light into the room. Coving to the ceiling and traditional style radiator finished in dark grey.



### BEDROOM THREE
10'4" x 7'8" (3.15m x 2.36m)
UPVC double glazed window overlooking the front elevation and traditional style radiator finished in dark grey.

### HOUSE BATHROOM
10'4" x 7'11" (3.16m x 2.42m)
Fitted with a contemporary three piece suite comprising panelled bath with glazed shower screen, mixer tap and separate mixer shower over with rainfall shower head and handheld shower attachment. Wash hand basin with mixer tap set within vanity storage below and illuminated vanity mirror above, together with low flush W.C. Half tiled walls with full height tiling around the bath and shower area, wall mounted extractor fan, inset spotlights, chrome ladder style radiator and large frosted UPVC double glazed window overlooking the rear elevation.



### OUTSIDE - FRONT
On-street parking is available on a first come, first served basis. A cast iron gate provides access into an enclosed concrete buffer style garden with planted borders to two sides. Solid brick boundary walls with cast iron railings above enclose the frontage.

### OUTSIDE - REAR
To the rear is a landscaped garden with an Indian stone paved pathway wrapping around an attractive lawn. A composite decked patio area provides an ideal space for outdoor dining and entertaining. There is a solid railway sleeper edged planted border, double external power socket and sensor operated outside lighting. The garden is enclosed by timber panel fencing.



### SUMMER HOUSE/HOME OFFICE
12'4" x 7'9" (3.76m x 2.38m)
A substantial timber summer house, fully insulated and currently utilised as a home office. UPVC double glazed French doors, fully plastered walls, central heating radiator, inset spotlights, power and lighting. Fixed shelving, space and plumbing for a washing machine and space for a tumble dryer. The summer house is connected to its own circuit breaker. Two chrome up-and-down sensor lights are positioned to the front, either side of the French doors.

### STORE ROOM
UPVC double glazed entrance door leading into a useful adjoining store room. Power, lighting, fixed shelving and hot and cold water connections.

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

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

### 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 Normanton office and they will be pleased to arrange a suitable appointment.