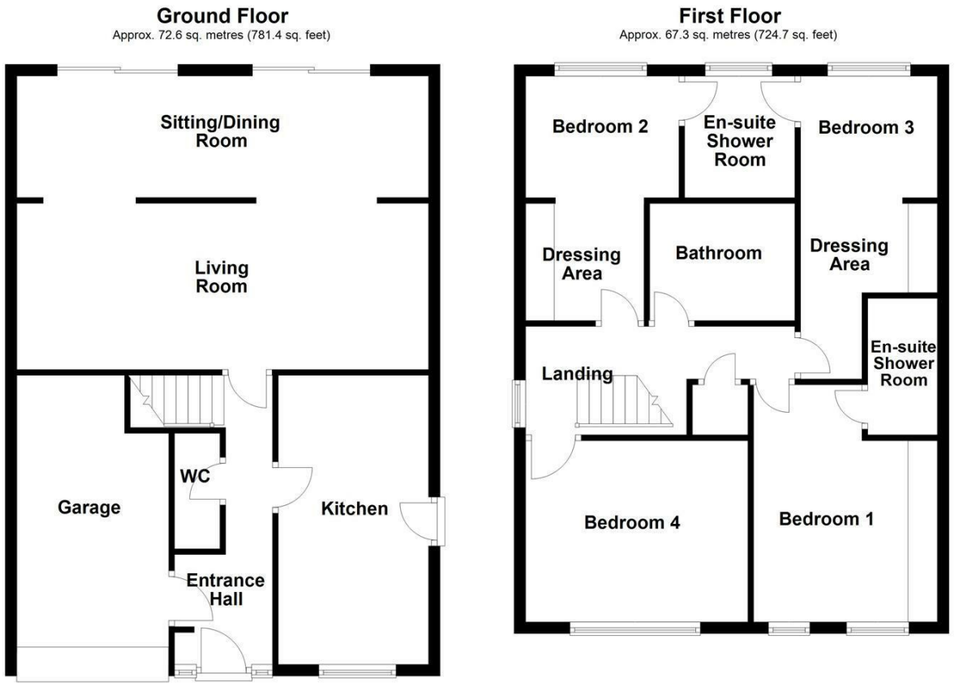


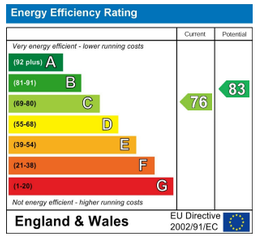
Total area: approx. 139.9 sq. metres (1506.1 sq. feet)

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.

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10 Rose Farm Approach, Altofts, WF6 2RZ

For Sale Freehold Offers Over £400,000

A fantastic opportunity to acquire this extended detached family home, occupying an enviable position with stunning open aspect views to the rear. Offering generous and versatile living accommodation throughout, the property benefits from ample off road parking, a modern fitted kitchen with integrated appliances, a spacious living room with feature fireplace, and an extended sitting/dining room, creating two substantial reception areas ideal for modern family living. The home further boasts four well-proportioned bedrooms, with bedrooms one, two and three all enjoying fitted wardrobes and en suite shower facilities, alongside UPVC double glazing, gas central heating and beautifully landscaped gardens.

The accommodation briefly comprises an entrance hall, downstairs WC, contemporary fitted kitchen and an integral garage with power and lighting. The spacious living room features an attractive fireplace and two decorative archways leading through to the extended sitting/dining room. This superb additional reception space enjoys two sets of sliding UPVC patio doors, providing an abundance of natural light and direct access to the landscaped rear garden. To the first floor, a galleried landing with glass balustrade provides access to four generous double bedrooms. Bedrooms one, two and three all benefit from fitted wardrobes and private en suite shower rooms, whilst a modern three-piece family bathroom serves the remaining accommodation. Externally, the property is approached via a block paved driveway providing ample off road parking for up to three vehicles and leading to the integral garage, which benefits from a manual up-and-over door, power and lighting. A block-paved pathway leads through twin timber gates to the enclosed rear garden. The rear garden has been thoughtfully landscaped and features an attractive lawn, Indian stone patio seating area ideal for al fresco dining and entertaining, and well-stocked planted borders with sleeper edging. The garden is fully enclosed by timber fencing and enjoys a superb open aspect to the rear, providing an excellent degree of privacy and a picturesque outlook.

The property is situated within the highly regarded village of South Elmsall, offering a range of local amenities including a supermarket, railway station and excellent transport links. The nearby A1[M] motorway network provides convenient access for commuters travelling further afield, whilst a selection of schools, leisure facilities and everyday amenities can be found within easy reach.

Early viewing is highly recommended to fully appreciate the size, quality and enviable position of this impressive family home.



ACCOMMODATION

ENTRANCE HALL
A front entrance door leads into the welcoming entrance hall, which benefits from UPVC frosted glazed side panels overlooking the front aspect. The hall features laminate flooring, coving to the ceiling, a central heating radiator, alarm system, and four solid wooden doors providing access to the integral garage, downstairs WC, kitchen and living room. A staircase with wooden handrail rises to the first-floor landing.

KITCHEN
8'5" x 16'3" (2.57m x 4.96m)
The kitchen is fitted with a range of wall and base units with granite work surfaces and matching granite upstands. Integrated appliances include a twin oven and grill, five ring gas hob with extractor canopy above, full size Bosch dishwasher, and an under counter fridge. There is also plumbing and drainage for a washing machine. Additional features include laminate tiled flooring, spotlights to the ceiling, a built in wine rack, a UPVC double glazed window to the front elevation and a UPVC double glazed side access door.

INTEGRAL GARAGE
16'11" x 8'6" (5.16m x 2.61m)
The garage houses the property's boiler and heating system and provides space for a tumble dryer. Further benefits include laminate flooring, power and lighting, and a manual up-and-over garage door to the front.

DOWNSTAIRS W.C.
2'7" x 6'6" (0.79m x 1.99m)
Comprising a low flush WC, pedestal wash basin with mixer tap, half tiled walls, laminate tiled flooring, chrome heated towel radiator, extractor fan and spotlights to the ceiling.

LIVING ROOM
9'5" x 23'2" (2.88m x 7.07m)
A spacious reception room featuring laminate flooring, coving to the ceiling, a feature electric fire with decorative inset and wooden surround, a contemporary vertical radiator and a striking tiled feature wall. Two decorative archways provide access to the adjoining sitting/dining room.



SITTING/DINING ROOM
6'11" x 23'0" (2.11m x 7.02m)
A superb extension providing additional reception and dining space, benefiting from laminate flooring, spotlights to the ceiling, a contemporary vertical radiator and two sets of UPVC double glazed sliding patio doors opening onto the rear garden. The room enjoys stunning open aspect views across the fields to the rear.



FIRST FLOOR LANDING
Featuring a glass balustrade with wooden handrail, coving to the ceiling, loft access and two UPVC double glazed windows to the side elevation. A useful storage cupboard is located over the bulkhead, while the loft benefits from a fitted ladder and partial boarding, providing excellent storage space. There is also a central heating radiator and doors leading to four bedrooms and the family bathroom.

BEDROOM ONE
9'4" x 13'5" (max) x 7'0" (min) (2.85m x 4.10m (max) x 2.14m (min))
A generous double bedroom with two UPVC double glazed windows overlooking the front elevation, central heating radiator and a range of fitted wardrobes spanning one wall. A door provides access to the en-suite shower room.



EN SUITE SHOWER ROOM
7'1" x 3'11" (2.16m x 1.20m)
Appointed with a three piece suite comprising a large shower cubicle with glazed sliding door and mains fed shower, pedestal wash basin with mixer tap and low flush WC. The room further benefits from fully tiled walls, chrome heated towel radiator, spotlights to the ceiling, extractor fan and a wall mounted mirrored cabinet.

BEDROOM TWO
14'6" x 8'9" (4.42m x 2.68m)
A well proportioned double bedroom enjoying stunning open views to the rear via a UPVC double glazed window. There is a central heating radiator, fitted wardrobes with integrated lighting and a door providing access to the Jack and Jill en-suite shower room.



JACK AND JILL SHOWER ROOM
5'10" x 6'10" (1.79m x 2.10m)
Fitted with a three piece suite comprising a large shower cubicle with glazed sliding door and mains fed shower, pedestal wash basin with mixer tap and low flush WC. Additional features include fully tiled walls, spotlights to the ceiling, extractor fan, central heating radiator and a frosted UPVC double glazed window to the rear elevation. A further door provides access to bedroom three.

BEDROOM THREE
7'7" x 17'8" (max) x 3'5" (min) (2.33m x 5.39m (max) x 1.06m (min))
Benefiting from a UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted wardrobes with integrated lighting.

BEDROOM FOUR
10'2" x 11'7" (3.10m x 3.54m)
A further double bedroom with UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM
5'11" x 7'9" (1.82m x 2.38m)
The family bathroom is fitted with a three piece suite comprising a panelled bath with jacuzzi-style jets, mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush WC. The room also benefits from laminate tiled flooring, tiled walls, chrome heated towel radiator, extractor fan and spotlights to the ceiling.



OUTSIDE
To the front of the property is a block paved driveway providing ample off-road parking for up to three vehicles. A block paved pathway leads to a timber side gate, which in turn provides access to the rear garden. The enclosed rear garden enjoys a stunning open aspect with far reaching rural views across adjoining fields. Predominantly laid to lawn, the garden features attractive planted borders to two sides with railway sleeper edging, an Indian stone patio area ideal for outdoor dining and entertaining, external lighting, a double power socket and a timber garden shed providing useful storage. The garden is fully enclosed by timber panel fencing, creating a private and secure outdoor space.



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

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.