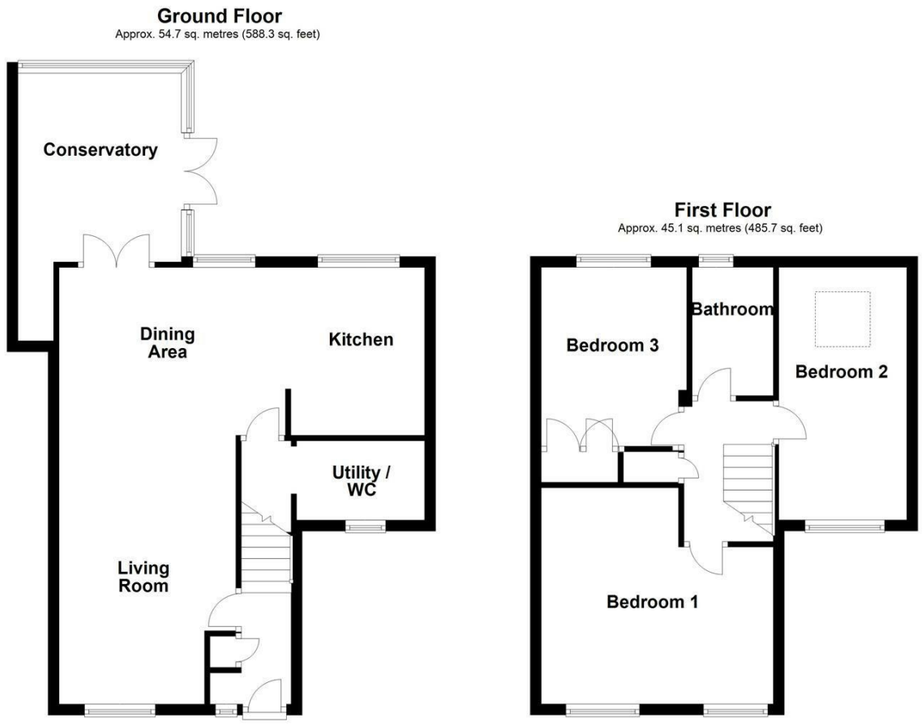


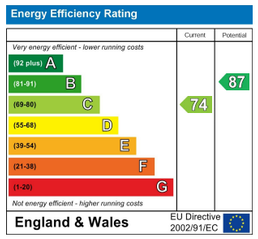
Total area: approx. 99.8 sq. metres (1074.0 sq. feet)

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.

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



17 Agincourt Drive, Altofts, WF6 2SE

For Sale Freehold £285,000

Enjoying a two storey extension to the side is this well presented three double bedroom detached home is situated within a popular residential development, benefiting from excellent transport links, including convenient access to the M62 motorway network for those wishing to commute.

The accommodation is arranged over two floors and briefly comprises an entrance hall leading through to a spacious open plan, L shaped living, dining kitchen. There is also a useful utility room and downstairs WC. From the dining area, a pleasant conservatory provides an ideal space to relax and enjoy views of the rear garden. To the first floor are three well proportioned bedrooms and a modern house bathroom. Externally, the property boasts well maintained gardens, off street parking, and a detached single garage.

Presented to an excellent standard throughout, this will appeal to first time buyers, young professionals, and families alike.



ACCOMMODATION

ENTRANCE HALL

A UPVC double glazed door with adjacent window leads into the entrance hall, which has stairs rising to the first floor, a side facing UPVC double glazed window, central heating radiator, wood effect flooring, and a useful storage cupboard housing shelving and the alarm system.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA

25'9" x 10'6" x 10'2" (7.87m x 3.22m x 3.10m)

The lounge features a UPVC double glazed window to the front, central heating radiator, alcove fireplace with timber mantle, coving to the ceiling, and wood effect flooring, flowing seamlessly into the kitchen area. The kitchen comprises a range of modern wall and base units with complementary worktops incorporating a composite sink and drainer with chrome mixer tap, integrated electric oven, four ring gas hob with glass splashback and extractor hood over, integrated slimline dishwasher, and space for a large fridge freezer. There are tiled splashbacks, double UPVC double glazed doors into the conservatory, UPVC double glazed windows to the rear, ceiling spotlights, and two central heating radiators.



UTILITY/DOWNSTAIRS W.C.

10'7" x 4'9" (3.24m x 1.45m)

Fitted with a low flush WC and pedestal wash basin, with space and plumbing for an automatic washing machine and dryer, wall units, central heating radiator, wood effect flooring, and a UPVC double glazed frosted window to the front.

CONSERVATORY

11'1" x 11'2" (max) x 10'10" (min) (3.38m x 3.41m (max) x 3.31m (min))

UPVC double glazed windows to the rear and side fitted with blinds and UPVC double glazed French doors opening onto the rear garden.



FIRST FLOOR LANDING

Doors leading to three bedrooms and the house bathroom, along with a useful built in storage cupboard housing the combination central heating boiler and loft access hatch. The loft benefits from power and loft ladders.

BEDROOM ONE

13'8" x 10'9" (4.17m x 3.30m)

Featuring two UPVC double glazed windows to the front, two central heating radiators, coving to the ceiling, a built in storage cupboard over the bulkhead, and fitted wardrobes with sliding doors.



BEDROOM TWO

6'9" x 15'2" (2.06m x 4.62m)

UPVC double glazed window to the front, central heating radiator, wood effect flooring, and a Velux style ceiling window to the rear.



BEDROOM THREE

11'4" x 10'7" (3.46m x 3.25m)

Including a UPVC double glazed window to the rear, central heating radiator, and a useful built in wardrobe with hanging rail.



BATHROOM

5'1" x 7'8" (1.57m x 2.34m)

Fitted with a white three piece suite comprising a low flush WC, pedestal wash basin with chrome mixer tap, and panelled bath, complemented by full tiling to the walls and floor, chrome heated towel rail, ceiling spotlights, and a UPVC double glazed frosted window to the rear.



OUTSIDE

To the front of the property is a tarmac driveway providing ample off street parking and leading to a detached single garage which benefits from an electric garage door, alongside a low maintenance gravel area with mature bed borders. To the rear is an attractive and enclosed garden featuring paved patio seating areas, a laid lawn, useful storage shed, initial decked seating area, and walled boundaries.



COUNCIL TAX BAND

The council tax band for this property is C.

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.