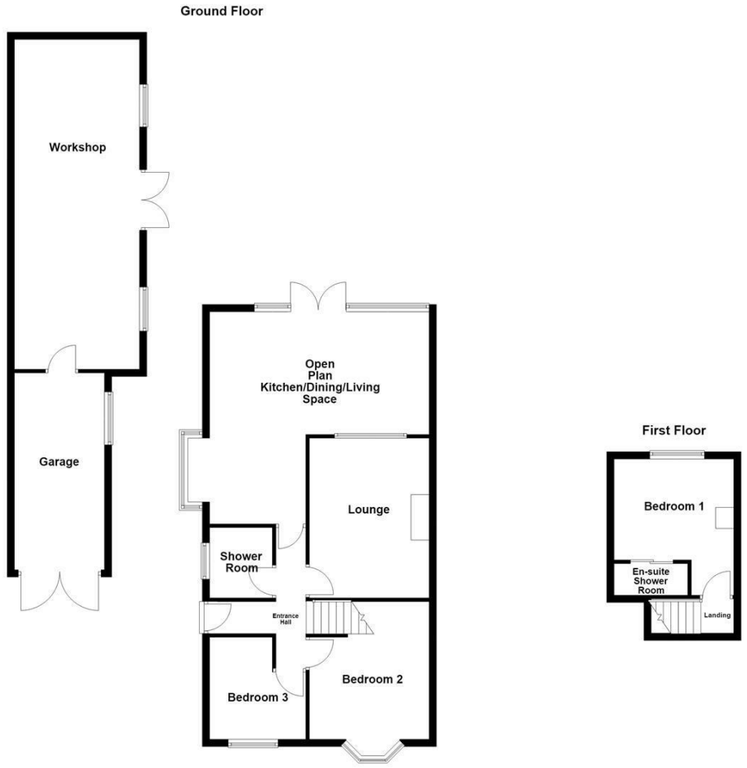
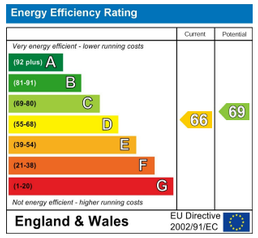




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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57 The Crescent, Altofts, WF6 2QF

For Sale Freehold £270,000

Nestled within a pleasant cul de sac in the sought after village of Altofts is this superbly presented three bedroom semi detached dormer bungalow. Offering spacious and versatile accommodation throughout, the property benefits from three well proportioned bedrooms, a contemporary open plan kitchen, dining and living space, a separate lounge, generous off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to two ground floor bedrooms, a modern shower room, separate lounge and an impressive open plan kitchen, dining and living area, which enjoys direct access to the rear garden. To the first floor, the landing provides access to the remaining loft space and the principal bedroom, which benefits from its own en suite shower room. Externally, the front of the property has been designed with ease of maintenance in mind and provides ample off road parking for several vehicles. Double timber gates lead to the garage, which benefits from timber double doors, power and lighting, together with a UPVC door providing access to a workshop area to the rear. This additional space offers excellent potential for conversion, subject to the necessary planning permissions and consents. The enclosed rear garden is predominantly laid to lawn and incorporates planted, gravelled and bark chipped borders, together with a paved raised patio area, creating an ideal setting for outdoor dining and entertaining. A brick built outbuilding/summer house with UPVC double glazing provides further useful and versatile space.

Altofts is a highly regarded village location, appealing to growing families, professional couples and those looking to downsize whilst retaining flexible living space. A range of local shops, schools and well regarded public houses are within easy reach, with a wider selection of amenities available in nearby Normanton. Normanton railway station provides links to Leeds and Sheffield, whilst Junction 31 of the M62 is only a short drive away, making the property well placed for commuters. The area also enjoys easy access to scenic countryside walks.

An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



ACCOMMODATION

ENTRANCE HALL
Composite side entrance door with frosted glass panel leading into the entrance hall. Staircase providing access to the first floor landing, central heating radiator and doors leading to bedroom two, bedroom three, the lounge, open plan kitchen dining living space and shower room.

BEDROOM TWO
14'4" x 10'10" (4.37m x 3.31m)
UPVC double glazed bay window to the front, coving to the ceiling and partial decorative wall panelling.



BEDROOM THREE
8'8" x 8'8" (2.65m x 2.65m)
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and dado rail.

SHOWER ROOM/W.C.
6'0" x 5'4" (1.85m x 1.65m)
Frosted UPVC double glazed window to the side, spotlights to the ceiling, extractor fan and chrome ladder style central heating radiator. Fitted with a modern three piece suite comprising low flush W.C., pedestal wash basin and shower enclosure with mains fed overhead shower, shower attachment and glass shower screen. Fully tiled walls.



LOUNGE
14'5" x 10'11" (4.40m x 3.35m)
UPVC double glazed window overlooking the open plan kitchen dining living space, coving to the ceiling, ceiling rose, picture rail and central heating radiator. Feature log burner effect electric fireplace set on a stone hearth.



OPEN PLAN KITCHEN DINING LIVING
20'4" x 19'6" (6.22m x 5.95m)
Fitted with a range of Shaker style wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and partial tiled splashbacks. Space and plumbing for a range style cooker, washing machine and dishwasher, together with space for a fridge freezer. UPVC double glazed box window to the side, UPVC double glazed window to the rear, skylights to the ceiling and a set of UPVC double glazed French doors opening onto the rear garden. Central heating radiator and chrome ladder style central heating radiator.

FIRST FLOOR LANDING
Providing access to useful storage and residual loft space, together with a door leading into bedroom one.

BEDROOM ONE
12'3" x 10'7" (3.75m x 3.25m)
UPVC double glazed window to the rear, central heating radiator, fitted storage cupboard and access to the en suite shower room.

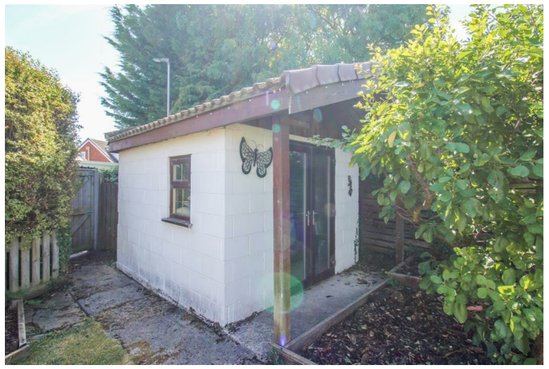


EN SUITE SHOWER ROOM/W.C.
2'9" x 6'11" (0.85m x 2.13m)
Extractor fan, low flush W.C., pedestal wash basin and chrome ladder style central heating radiator. Shower enclosure with mains fed overhead shower, shower attachment and glass shower screen. Fully tiled walls.



GARAGE
8'1" x 17'8" (2.48m x 5.40m)
Timber double doors, power and lighting, together with a UPVC double glazed door providing access into the workshop.

WORKSHOP
11'6" x 29'9" (3.51m x 9.08m)
Accessed from both the garage and rear garden, with two UPVC double glazed windows to the side and double doors providing access. Power and lighting throughout, together with a range of wall and base units with laminate work surfaces over. The workshop offers a versatile space which could be ideal for those working from home, with potential for further conversion subject to any necessary planning permissions and building regulations.



OUTSIDE
o the front of the property is a low maintenance block paved driveway providing ample off road parking for several vehicles. The frontage is enclosed by timber fencing, with timber double gates providing access to the side entrance and garage. The garden also provides access to the workshop and a brick built summer house/store with UPVC double glazing. To the rear is a beautifully presented landscaped garden incorporating a lawn with woodchip planted borders containing mature shrubs, trees and flowers throughout. There are both paved and raised decked patio areas, providing excellent spaces for outdoor dining and entertaining.



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.

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