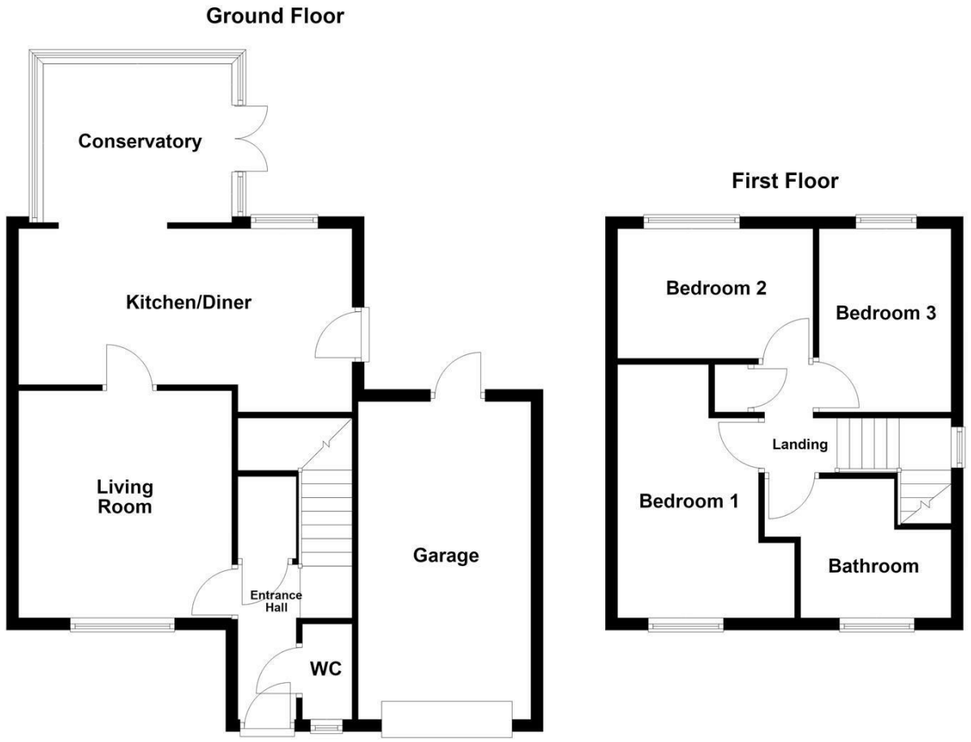
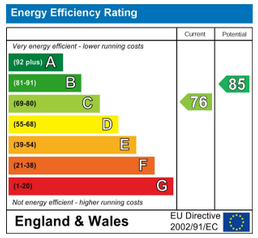




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



8 Wharfedale Drive, Altofts, WF6 2RA

For Sale Freehold £325,000

Nestled within this sought after development in Altofts is this superbly presented three bedroom detached home, offering well proportioned accommodation throughout together with generous reception space, off road parking, an attached garage and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors providing access to a useful storage cupboard, downstairs W.C. and living room. The living room opens through into the modern kitchen diner, which in turn provides access to the side of the property and the conservatory, with the conservatory opening onto the rear garden. To the first floor are three well proportioned bedrooms and the house bathroom, with loft access also provided. Externally, to the front is a mainly lawned garden with mature shrubs, trees and flowers, together with a block paved driveway providing off road parking and leading to the attached garage. To the rear is a landscaped garden incorporating lawn, planted borders, decked seating areas, a covered patio area and space for a hot tub. A timber built playhouse / shed is also positioned towards the rear. The garden is fully enclosed by timber fencing, making it particularly suitable for both children and pets.

Altofts is well placed for a range of buyers, particularly growing families, with local shops and schools within easy reach. A broader range of amenities can be found in nearby Normanton, Castleford and Pontefract. Normanton also benefits from its own railway station, while the M1 and M62 motorway networks are within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this fantastically presented home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted glazed panel leading into the entrance hall. Column style central heating radiator, coving to the ceiling and staircase providing access to the first floor landing. Doors provide access to a useful storage cupboard, downstairs W.C. and living room.

DOWNSTAIRS W.C.
5'2" x 2'10" (1.60m x 0.87m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a low flush W.C. and ceramic wash basin set within a vanity unit with storage below and mixer tap. Column style central heating radiator.

LIVING ROOM
12'3" x 11'7" (3.75 x 3.55)
UPVC double glazed window overlooking the front elevation and column style central heating radiator. Feature multi fuel burning stove set on a stone hearth with exposed brick surround and resin mantle. Opening through into the kitchen diner.



KITCHEN DINER
18'10" x 9'10" (5.75 x 3.00)
Fitted with a modern range of gloss fronted wall and base units with granite work surfaces over, incorporating a one and a half bowl composite sink and drainer with mixer tap and granite splashbacks. Five ring gas hob with extractor hood above, integrated double oven and microwave, integrated dishwasher and integrated fridge freezer. Downlighting and kickboard lighting. UPVC double glazed window overlooking the rear elevation, frosted UPVC double glazed side entrance door, coving to the ceiling and column style central heating radiator. Opening through into the conservatory.



CONSERVATORY
10'7" x 8'9" (3.25 x 2.67)
Surrounded by UPVC double glazed windows, some of which are frosted, with UPVC double glazed French doors opening onto the rear garden. Vaulted style ceiling with spotlights and central heating radiator.



FIRST FLOOR LANDING
Frosted UPVC double glazed window overlooking the side elevation. Doors provide access to a useful storage cupboard, three bedrooms and the house bathroom.

BEDROOM ONE
13'1" x 10'2" (4.00 x 3.10)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Range of fitted wardrobes with partially mirrored doors and spotlights.



BEDROOM TWO
11'6" x 7'4" (3.53m x 2.26m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

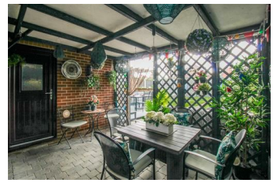


BEDROOM THREE
10'2" x 7'0" (3.10m x 2.14m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

HOUSE BATHROOM
8'4" x 7'5" (2.55 x 2.27)
Frosted UPVC double glazed window overlooking the front elevation, loft access and spotlights to the ceiling. Fitted with a four piece suite comprising low flush W.C., wash basin set within vanity storage with mixer tap, tiled-in bath with mixer tap and shower attachment, and separate shower enclosure with mains fed shower and glazed screen. Part tiled walls with partial wet wall panelling and chrome column style central heating radiator.



OUTSIDE
To the front is a lawned garden with mature shrubs and flowers, enclosed by timber fencing. A block paved driveway provides off road parking and leads to the front entrance door and attached garage. To the rear is an attractive lawned garden with planted borders containing mature shrubs and flowers. There are both timber and composite decked patio areas, ideal for outdoor dining and entertaining, together with a further side patio area with timber canopy with sails over. Space and plumbing are available for a hot tub. A timber built playhouse / shed is positioned towards the rear of the garden. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.





ATTACHED GARAGE
16'8" x 9'4" (5.10m x 2.86m)
Single attached garage with electric roller door, power and lighting. Useful storage space with space and plumbing for a washing machine and tumble dryer, together with a rear access door. The Worcester Bosch combination boiler is also housed within the garage.

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.

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.