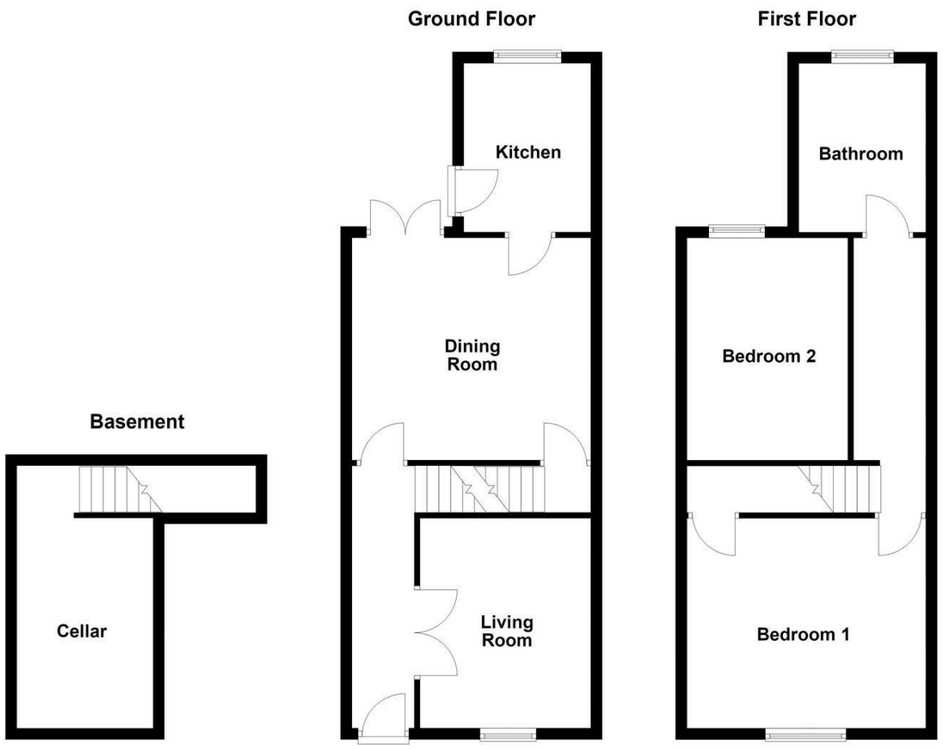

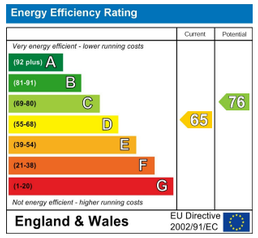

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

21 Greenbank Road, Altofts, WF6 2JU

For Sale Freehold £165,000

A deceptively spacious and well proportioned two double bedroom traditional terraced home, situated within a popular residential area in the sought after village of Altofts. Offering generous accommodation throughout, together with useful cellar storage, gardens to the front and rear and the added benefit of a good sized single garage, the property is ideally suited to first time buyers, couples and small families alike.

Benefitting from gas fired central heating and sealed unit double glazed windows, the accommodation is approached via a welcoming entrance hall which leads through into a good sized living room with a window overlooking the front. To the rear is a particularly generous second reception room, providing an excellent dining or additional living space, with French doors opening directly onto the rear garden. A connecting door provides access to the cellar head, with the cellar itself offering valuable additional storage space. The fitted kitchen is also positioned to the rear of the property and incorporates a good range of units together with integrated cooking facilities. To the first floor are two well proportioned double bedrooms, served by a spacious family bathroom fitted with a white four piece suite. Externally, the property benefits from modest gardens to both the front and rear, while a good sized single garage is accessed from the rear lane, providing valuable off road parking or additional storage.

The property is conveniently situated within the popular village of Altofts, which offers a good range of local shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Normanton town centre, which also benefits from its own railway station, while excellent access to the national motorway network makes the location particularly convenient for commuters.

Offered for sale with no chain, an early viewing is highly recommended to fully appreciate the generous accommodation, convenient location and excellent potential this attractive traditional home has to offer.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leading into the entrance hall. Central heating radiator, staircase providing access to the first floor and double doors leading through to the living room.

LIVING ROOM
12'5" x 10'2" (3.80m x 3.10m)
Window overlooking the front elevation, double central heating radiator and feature fireplace incorporating an electric fire.

DINING ROOM
14'1" x 13'1" (4.30m x 4.00m)
A generous second reception room with double doors opening onto the rear garden, central heating radiator and feature fireplace incorporating a gas fire. Connecting door providing access to the cellar head.

KITCHEN
9'10" x 7'6" (3.00m x 2.30m)
Window overlooking the rear elevation and external door providing access to the side. Fitted with a good range of wall and base units with laminate work surfaces over and tiled splashbacks, incorporating an inset stainless steel sink unit. Four ring gas hob with extractor hood above, built-in oven, space and plumbing for a washing machine and space for an undercounter fridge. Central heating radiator.

CELLAR
12'1" x 7'10" (3.70m x 2.40m)
Steps from the dining room lead down to a useful lower ground floor storage ce

FIRST FLOOR LANDING

BEDROOM ONE
14'1" x 12'1" (4.30m x 3.70m)
Window overlooking the front elevation, double central heating radiator and useful overstairs wardrobe.

BEDROOM TWO
13'1" x 9'6" (4.00m x 2.90m)
Window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
9'10" x 7'2" (3.00m x 2.20m)
Frosted window overlooking the rear elevation and tiled walls. Fitted with a four piece white suite comprising corner bath, separate shower enclosure with glazed screen and electric shower, pedestal wash basin and low flush W.C. Double central heating radiator and cupboard housing the Worcester Bosch gas fired combination boiler.

OUTSIDE
To the front is a modest buffer style garden, block paved for ease of maintenance. To the rear is a further low maintenance garden area with a small planted section. Beyond is a substantial garage opening onto the rear lane.

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

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.