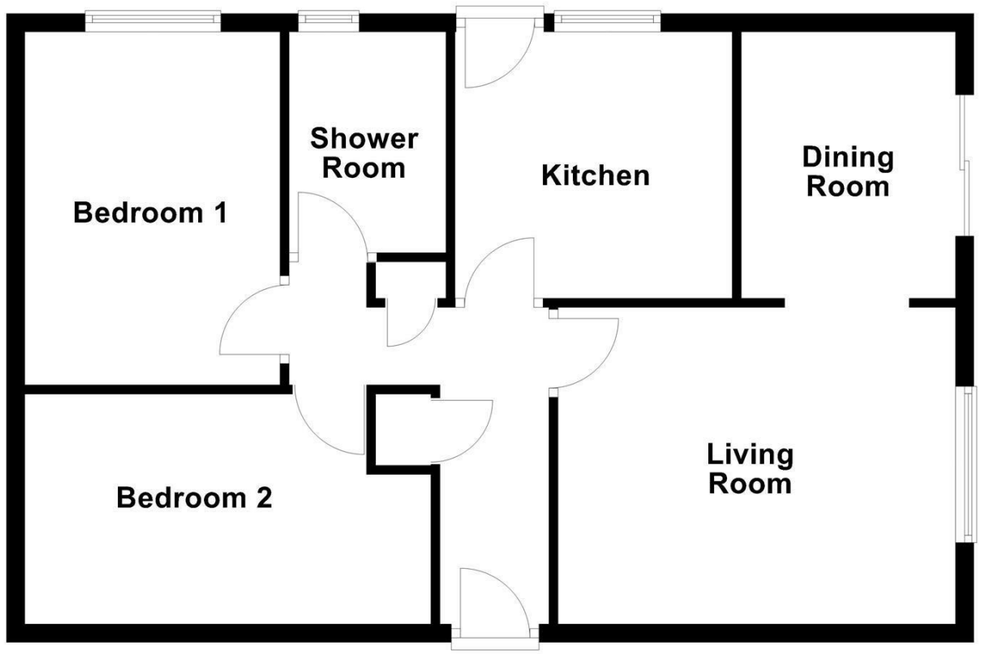
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





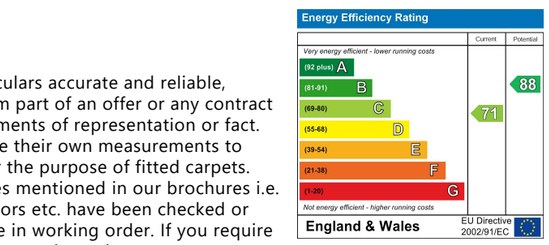
15 Eskdale Court, Altofts, WF6 2TD

For Sale Freehold £270,000

A well presented and deceptively spacious two bedroomed detached family bungalow with gardens that enjoy an impressive degree of privacy, all situated in this popular residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and well presented bungalow is approached via a welcoming reception hall that has a built in cloaks cupboard and airing cupboard. The living room is of good proportions with a feature fireplace and an archway leading through into an adjoining dining room that has French doors out to the back garden. The kitchen is fitted with a good range of units and also has an external door out to the rear. There are two well proportioned bedrooms served by a shower room that has been re-fitted to an enviable standard. Outside, the property has driveway parking leading up to an attached single garage. Whilst the principal gardens lie to the side and rear of the bungalow, designed specifically for low maintenance and all enjoying a good degree of privacy.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centres of Normanton and Castleford, both of which have their own railway stations and ready access to the national motorway network.



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.



ACCOMMODATION

RECEPTION HALL
Panelled UPVC front entrance door, central heating radiator, built in cloaks cupboard, separate airing cupboard housing the gas fired central heating boiler and loft access hatch.

LIVING ROOM
14'5" x 11'5" (4.4m x 3.5m)
Window overlooking the back garden, double central heating radiator and feature fireplace with wooden surround housing a living flame effect coal effect gas fire. Archway through to the adjoining dining room.



DINING ROOM
9'6" x 7'10" (2.9m x 2.4m)
Sliding french doors out to the back garden and double central heating radiator.



KITCHEN
9'10" x 9'10" (3.0m x 3.0m)
A well proportioned kitchen fitted with a good range of wooden fronted wall and base units with laminate work surfaces and upstands with tiled splash backs. Inset composite sink unit, slot in point for an electric cooker, space and plumbing for a washing machine and space for a tall fridge/freezer. Window and external door to the side and central heating radiator.

BEDROOM ONE
13'1" x 9'2" (4.0m x 2.8m)
Window overlooking the side garden and double central heating radiator. Full width range of fitted wardrobes with three full height sliding mirror fronted doors.



BEDROOM TWO
12'5" x 8'2" (3.8m x 2.5m)
Window to the front, double central heating radiator and recessed fitted wardrobe with two full height sliding mirror fronted doors.



SHOWER ROOM/W.C.
7'10" x 5'6" (2.4m x 1.7m)
Fitted to a lovely standard with large corner shower enclosure with glazed screen and overhead rainfall style shower, vanity wash basin with drawers under and low suite w.c. Frosted window to the side, fully tiled walls and floor, contemporary style central heating radiator, separate ladder style heated towel rail and extractor fan.



OUTSIDE
The property is approached via a driveway that provides off street parking space and leads up to the attached single garage. There is a lawned garden to the front, shared with the house next door. To the rear of the bungalow there is a sheltered paved and gravelled garden that enjoys an excellent degree of privacy and has a useful garden shed. The gardens continue round to the side of the property where there is a well presented artificial lawn with furthered sheltered garden enjoying a further degree of privacy.



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.