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

23 Oakwood Drive, Altofts, WF6 2NX

For Sale Freehold Starting Bid £190,000

For sale by Modern Method of Auction; Starting Bid Price £190,000 plus reservation fee. Subject to an undisclosed reserve price.

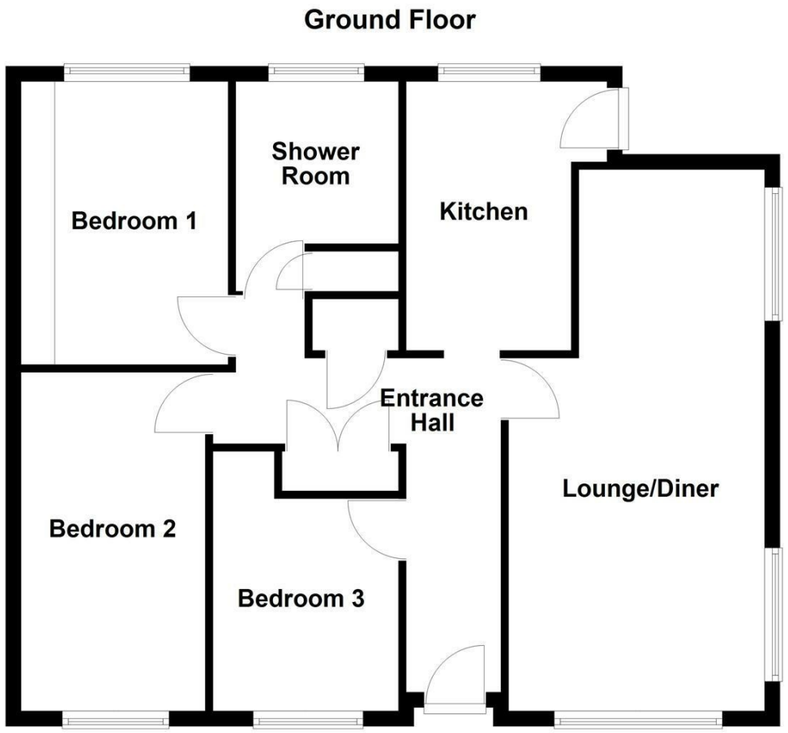
Enjoying a peaceful, tucked away position, this three bedroom detached bungalow offers well proportioned accommodation throughout.

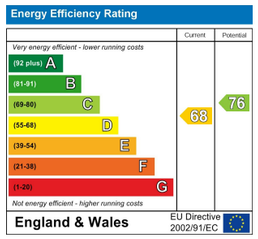
The property features a spacious lounge/diner, a well appointed kitchen, and a three piece shower room and thee bedrooms. Additional benefits include a built in double door cloakroom cupboard and fitted wardrobes to bedroom one. To the front, a double turn swing gate provides access to a large block paved driveway which extends along the side of the property to a detached single garage with a manual up and over door. The attractive front garden is laid to lawn with well planted borders, a paved pathway, and a recessed porch enclosed by low brick walls. To the side, a private hedge borders the driveway, which opens into the rear garden, a delightful space featuring a lawn, paved patio area ideal for alfresco dining, and well maintained planted borders, all enclosed by timber panel fencing.

The property is situated in the southern part of the village of Altofts, conveniently close to Normanton town centre, which offers a supermarket, railway station, and excellent transport links. For those commuting further afield, there is direct access to the M62 motorway.

A full internal inspection is essential to fully appreciate the quality of this home. Early viewing is highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.





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

ENTRANCE HALL

Front entrance door leads into the entrance hall, central heating radiator, coving to the ceiling, and an opening into the kitchen. Six doors provide access into three bedrooms, the house shower room, the lounge/diner, and a storage cupboard with fixed shelving within.

LOUNGE/DINER

22'11" x 10'11" (max) x 8'8" (min) (7.0m x 3.35m (max) x 2.66m (min))

Three UPVC double glazed windows, one to the front and two to the side aspect, wall mounted gas fire, two central heating radiators, coving to the ceiling, spotlights.

KITCHEN

11'6" x 8'6" (max) x 7'2" (min) (3.52m x 2.61m (max) x 2.19m (min))

UPVC double glazed window to the rear aspect, UPVC double glazed door leading into the rear garden, central heating radiator, coving to the ceiling. A range of wall and base units, work surfaces with tiled splashback, and half tiled walls, breakfast bar, integrated oven and grill with a separate four ring gas hob and cooker hood above. There is space for a large freestanding fridge freezer, plumbing and drainage for a washing machine.

BEDROOM ONE

12'7" x 8'11" (3.85m x 2.72m)

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, two double fitted wardrobes.

BEDROOM TWO

7'10" x 13'10" (2.41m x 4.24m)

UPVC double glazed window to the front, coving to the ceiling and a central heating radiator.

BEDROOM THREE

7'11" x 10'11" (max) x 9'4" (min) (2.43m x 3.33m (max) x 2.85m (min))

UPVC double glazed window to the front, coving to the ceiling, and a central heating radiator.

SHOWER ROOM

9'4" x 7'1" (max) x 5'9" (min) (2.86m x 2.16m (max) x 1.76m (min))

Frosted UPVC double glazed window to the rear, chrome towel radiator, extractor fan, spotlights, fitted storage cupboards. Comprising of a three piece suite with a large shower cubicle with glass sliding doors and a mixer shower, pedestal wash basin with two taps, low flush W.C..

OUTSIDE

To the front, double timber swing gates open onto a large block paved driveway running down the side of the property, and leading to a single detached garage, offering ample off road parking for several vehicles. The attractive lawned front garden has planted borders and a paved pathway leading to a recessed covered porch. To the rear, there is a covered porch, an attractive lawned garden with planted borders, and a paved seating/patio area ideal for dining and entertaining, enclosed by panel fencing and mature hedging.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.