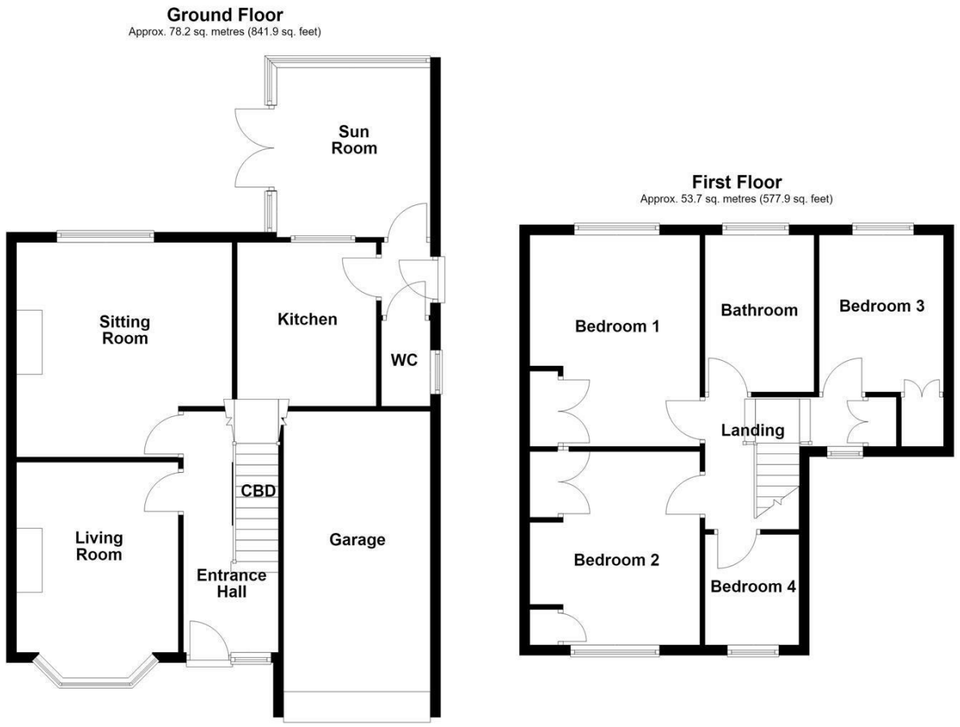


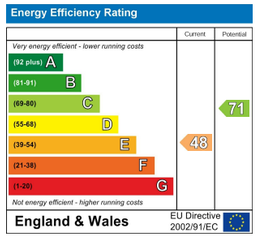
Total area: approx. 131.9 sq. metres (1419.8 sq. feet)

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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



7 The Crescent, Altofts, WF6 2QE

For Sale Freehold Offers Over £300,000

A fantastic opportunity to purchase this extended four bedroom semi detached family home, situated within the sought after village of Altofts. Offering spacious and versatile accommodation throughout, the property benefits from two reception rooms, four good sized bedrooms, ample off road parking, an integral garage and an attractive low maintenance rear garden.

The property is approached through double cast iron gates opening onto a private driveway, providing ample off road parking for several vehicles and leading to the integral single garage, which benefits from a manually operated up and over door, power and lighting. The front garden has been designed for ease of maintenance with artificial lawn and established planted borders, enclosed by brick walling and cast iron railings. Internally, a covered entrance porch leads into the welcoming entrance hall. From here, access is provided to two generous reception rooms comprising a living room and separate sitting room, together with useful understairs storage. An archway leads through to the fitted kitchen, which in turn provides access to an inner hallway, downstairs WC and sun room overlooking the rear garden. To the first floor, the landing provides access to four well proportioned bedrooms and a four piece family bathroom. Bedrooms one, two and three all benefit from built in wardrobes, providing excellent storage. Externally, a timber gate from the driveway provides access along a paved pathway to the enclosed rear garden. Designed with low maintenance in mind, the garden features an L-shaped artificial lawn, established planted borders and a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and brick walling.

The property is conveniently positioned close to a range of local amenities and schools within Altofts, whilst the M62 motorway network is only a short distance away, making it particularly convenient for those commuting further afield.

An early viewing is highly recommended to fully appreciate the space, versatility and excellent parking this attractive family home has to offer.



ACCOMMODATION

ENTRANCE HALL
Solid timber front entrance door leading into the entrance hall. Frosted UPVC double glazed window to the front aspect, staircase with handrail leading to the first floor landing, central heating radiator and feature archway leading into the kitchen. Three doors provide access to the living room, sitting room and understairs storage cupboard.

LIVING ROOM
13'8" x 13'0" (4.17m x 3.97m)
Coving to the ceiling, UPVC double glazed window overlooking the rear garden and electric fire set on a tiled hearth with tiled decorative interior and wooden surround.



SITTING ROOM
10'4" x 12'2" (3.17m x 3.72m)
Walk-in bay window with UPVC double glazing overlooking the front aspect, coving to the ceiling, fitted shelving to the side of the chimney breast with built-in desk and downlighting, decorative tiled fireplace and central heating radiator.

KITCHEN
9'11" x 8'10" (3.03m x 2.71m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Incorporating a 1.5 stainless steel sink and drainer with swan neck mixer tap, twin integrated ovens and grills, four ring induction hob with extractor hood above, integrated fridge and separate integrated freezer below the counter. Wall mounted extractor fan and timber door providing access into the side hallway. Inset spotlights and coving to the ceiling, together with a UPVC double glazed window overlooking the sun room.

SIDE HALLWAY
UPVC double glazed side entrance door and two internal doors providing access to the downstairs W.C. and sun room.

W.C.
4'11" x 3'1" (1.50m x 0.96m)
Wall mounted extractor fan, low flush W.C., wall mounted wash basin with separate taps, part tiled walls, central heating radiator and frosted UPVC double glazed window to the side aspect.

SUN ROOM
10'9" x 9'8" (3.30m x 2.97m)
Central heating radiator, pitched sloping ceiling with inset spotlights, two wall lights, UPVC double glazed windows to two sides and UPVC double glazed French doors leading out to the rear garden. Power points provided.



FIRST FLOOR LANDING
Doors provide access to four bedrooms and the house bathroom. UPVC double glazed window overlooking the front elevation and useful storage cupboard with fixed shelving.

BEDROOM ONE
13'8" x 10'0" (4.19m x 3.05m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and built-in double wardrobe with fitted storage cupboards above and drawers below.



BEDROOM TWO
10'0" x 12'2" (3.05m x 3.71m)
Coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator, fitted wardrobes and fitted dressing table.



BEDROOM THREE
10'0" x 8'0" (3.06m x 2.45m)
Coving to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and built-in double wardrobe.



BEDROOM FOUR
6'8" x 6'1" (2.04m x 1.86m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
10'4" x 6'4" (3.15m x 1.95m)
Fitted with a four piece suite comprising panelled bath with separate taps, low flush W.C., pedestal wash basin with separate taps and enclosed shower cubicle with glazed door and mixer shower. Part tiled walls with full tiling within the shower enclosure, coving and inset spotlights to the ceiling, frosted UPVC double glazed window overlooking the rear elevation, central heating radiator, useful storage cupboard with fixed shelving and loft access.



INTEGRAL GARAGE
8'4" x 19'5" (2.56m x 5.92m)
Manual up and over door, power and lighting, boiler and separate timber side access door.

OUTSIDE
To the front of the property is a large paved driveway providing ample off road parking for several vehicles, together with a low maintenance artificial lawned garden and planted borders with circular edging. A covered entrance porch with timber roof and tiled covering sits above the front door, with outside lighting and a paved seating area positioned in front of the bay window. A paved pathway with low maintenance pebbled borders leads through a timber gate to the side of the garage and into the rear garden. The rear garden is low maintenance and predominantly laid to artificial lawn in an L-shaped design, with planted borders to three sides and a paved patio area positioned in the corner, ideal for outdoor dining and entertaining. There is also an external water connection, outside lighting and timber fencing with additional walling enclosing the garden.



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.

PLEASE NOTE
Please be aware the property is unregistered.