Richard Kendall Estate Agent

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7 Stuart Grove, Altofts, WF6 2QZ

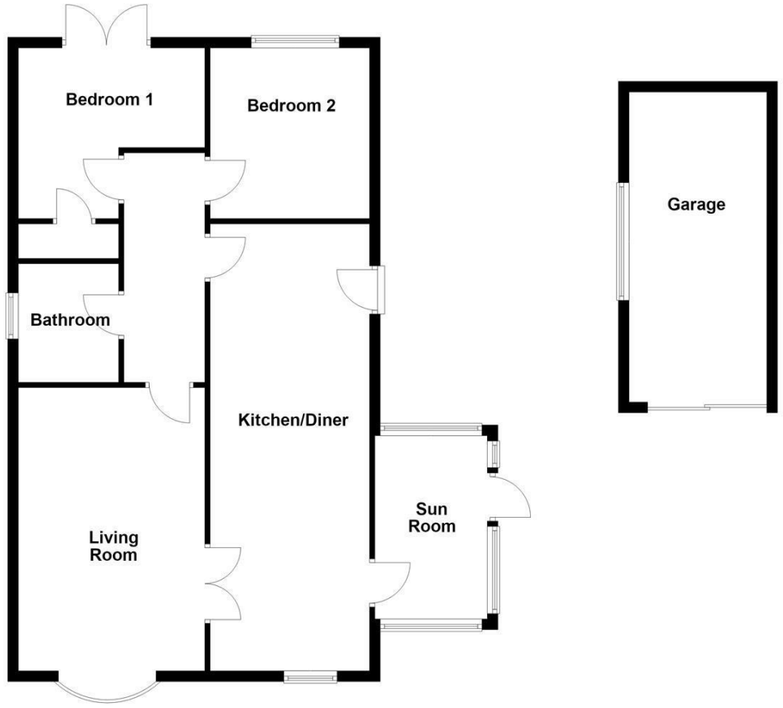
For Sale Freehold £335,000

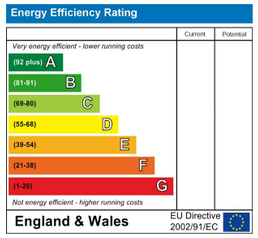
A fantastic opportunity to purchase this immaculately presented two bedroom detached bungalow, occupying a generous plot within a sought after cul-de-sac position in Altofts.

The property offers spacious and well appointed accommodation throughout, including a contemporary Shaker style kitchen diner with quartz work surfaces, Bosch integrated appliances and LVT flooring. The kitchen diner provides access into the conservatory and lounge, creating a practical and sociable layout with good natural light throughout. From the hallway there is access to two double bedrooms and a contemporary shower room. Both bedrooms benefit from fitted wardrobes, while bedroom one also provides direct access onto the rear garden. The shower room is fitted with a modern suite including a generous walk-in shower, while a useful cupboard houses the Worcester Bosch combination boiler. Loft access is also available from the hallway via a pull-down ladder. Externally, the property sits within an impressive surrounding plot with lawned, gravelled and porcelain paved areas to the front, side and rear. A substantial block paved driveway provides ample off road parking and leads to the large detached brick-built garage with electric roller door, power and lighting. The rear garden enjoys an east facing aspect and, together with the additional side garden, provides a range of spaces for outdoor dining, entertaining and relaxation.
The property benefits from UPVC double glazing and gas central heating and would be particularly well suited to buyers looking to downsize without compromising on space, storage or outdoor areas.

Altofts is well placed for local amenities including shops, public houses and restaurants, with countryside walks nearby. Normanton railway station and motorway connections are also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal the presentation, space and setting this superb bungalow has to offer. An early viewing is highly recommended.





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

KITCHEN DINER
27'2" x 9'6" (8.30m x 2.92m)
UPVC entrance door providing access into the kitchen diner. Fitted with a contemporary Shaker style range of wall and base units with quartz work surfaces over. Composite sink and drainer with mixer tap. Bosch integrated oven, four ring induction hob and Bosch extractor hood above. Integrated washing machine and space for a fridge freezer. LVT flooring and two central heating radiators. UPVC double glazed windows overlooking the side and front elevations. Double doors provide access into the lounge. UPVC door provides access into the conservatory.

CONSERVATORY
12'0" x 8'4" (3.66m x 2.56m)
UPVC double glazed windows overlooking the side elevation. UPVC door providing access onto the side garden. Vinyl flooring.



LOUNGE
14'8" x 11'5" (4.49m x 3.50m)
UPVC double glazed bay window overlooking the front elevation. Central heating radiator and carpeted flooring. Feature electric fireplace. Access into the hallway.



HALLWAY
Carpeted flooring and central heating radiator. Loft access with pull-down ladder. Doors provide access to the shower room and two bedrooms, with further access back into the kitchen diner.

SHOWER ROOM
8'1" x 7'1" (2.48m x 2.16m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a contemporary suite comprising low flush W.C., wash hand basin with mixer tap and double walk-in shower enclosure with glazed screen, rainfall shower head and separate shower attachment. LVT flooring, chrome ladder style heated towel radiator and extractor fan. Full height tiled walls and wall panelling around the shower area. Inset spotlights to the ceiling. Useful storage cupboard housing the Worcester Bosch combination boiler.



BEDROOM ONE
13'2" x 7'2" (4.03m x 2.19m)
UPVC patio doors providing access onto the rear garden. Central heating radiator and carpeted flooring. Range of fitted wardrobes with spotlights above. Useful storage cupbboard.



BEDROOM TWO
10'7" x 10'0" (3.23m x 3.05m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and carpeted flooring. Range of fitted wardrobes.



DETACHED GARAGE
Detached brick-built garage with electric roller door, power and lighting.

OUTSIDE
The property occupies a generous plot with a block paved driveway providing ample off road parking. Mature front garden with gravelled areas, porcelain tiled patio and a mixture of timber and composite fencing. To the side is a further enclosed garden area incorporating porcelain tiled patio and, gravelled sections. Access is provided into the conservatory, kitchen and large detached garage. To the rear is an enclosed east facing garden with porcelain tiled patio areas and a lawned section. Further gravelled areas and timber fencing complete the garden.



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

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.