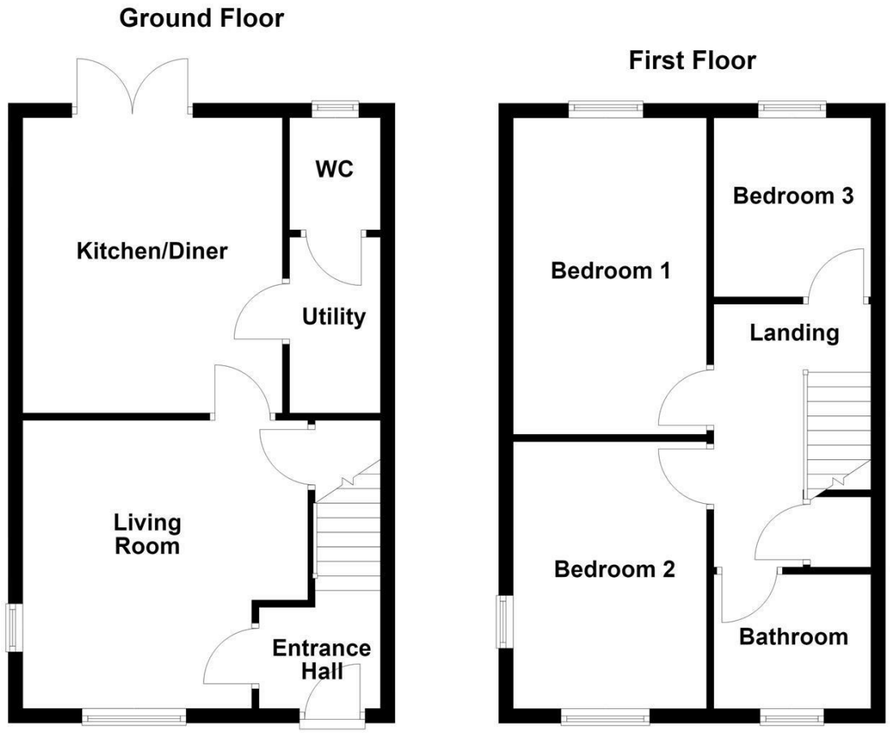
Richard Kendall Estate Agent

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5 Ashfield Drive, Altofts, WF6 2GD

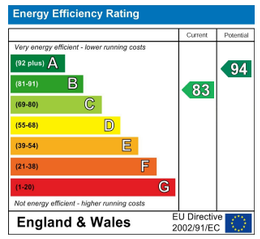
For Sale Freehold £280,000

Nestled within a sought after modern development in Altofts is this superbly presented three bedroom detached home. Offering well proportioned accommodation throughout, the property benefits from three good sized bedrooms, generous reception space, ample off road parking and an enclosed rear garden, making it an ideal purchase for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room. The living room benefits from useful understairs storage and leads through to the kitchen diner, which provides access to the rear garden. A utility area leads through to the downstairs WC, completing the ground floor accommodation. To the first floor, the landing provides access to the loft space, a storage cupboard, three bedrooms and the house bathroom. Externally, the front of the property features an attractive planted garden with mature shrubs and flowers, together with a pathway leading to the entrance door. A tarmac driveway provides off road parking for two to three vehicles. There is a lawned side garden, which could have be incorporated into the rear garden if required. To the rear is a garden mainly laid to lawn, with railway sleeper borders and a paved patio seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Altofts is a popular location for a range of buyers including first time purchasers, growing families and professional couples, with local shops and schools within close proximity and further amenities available in nearby Normanton town centre. Normanton railway station provides links to Leeds and Sheffield, whilst the M62 motorway is only a short drive away, making the property ideal for commuters.

An early viewing is highly recommended to fully appreciate the space, presentation and location this modern home has to offer.



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

Accessed via a composite front entrance door with frosted glazed panel. The entrance hall benefits from a central heating radiator, karndean flooring, a staircase leading to the first floor landing and a door through to the living room.

LIVING ROOM

12'11" x 10'4" (3.96m x 3.16m)

A bright and well proportioned reception room with two UPVC double glazed windows, one to the front and one to the side elevation, central heating radiator and doors providing access to the kitchen diner and understairs storage cupboard.



KITCHEN DINER

13'3" x 11'8" (4.05m x 3.56m)

Fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a 1.5 stainless steel sink and drainer with mixer tap. Integrated appliances include a Zanussi gas hob with Zanussi stainless steel extractor hood above and gloss splashback, Zanussi oven, Zanussi dishwasher and Zanussi fridge freezer. Further features include inset ceiling spotlights, extractor fan, central heating radiator, karndean flooring, Ideal combination boiler and UPVC double glazed French doors leading out to the rear garden. A door provides access into the utility room.



UTILITY ROOM

4'1" x 7'10" (1.26m x 2.41m)

Fitted with matching base units and laminate work surfaces, integrated Zanussi washer/dryer, extractor fan, karndean flooring and a door leading through to the downstairs W.C.

W.C.

4'1" x 5'1" (1.26m x 1.55m)

Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. The room also benefits from a frosted UPVC double glazed window to the rear, extractor fan, karndean flooring and central heating radiator.

FIRST FLOOR LANDING

11'8" x 3'5" (3.57m x 1.05m)

Central heating radiator, loft access, useful storage cupboard and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

8'10" x 14'2" (2.70m x 4.32m)

A spacious double bedroom with a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BEDROOM TWO

8'10" x 12'0" (2.70m x 3.68m)

Two UPVC double glazed windows to the front and side elevations and a central heating radiator.



BEDROOM THREE

8'1" x 7'1" (2.47m x 2.16m)

UPVC double glazed window overlooking the rear elevation and a central heating radiator. The vendors have been using this room as an office but would function perfectly well as a bedroom.

BATHROOM/W.C.

6'1" x 7'0" (1.87m x 2.15m)

Comprising a three piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush W.C. The room also benefits from partial tiling, a frosted UPVC double glazed window to the front, central heating radiator, inset ceiling spotlights, karndean flooring, extractor fan and shaver point.



OUTSIDE

To the front, the property enjoys planted features with mature shrubs and flowers, together with a paved pathway leading to the entrance door. A tarmac driveway runs down the side of the property providing off road parking for up to three vehicles. There is a lawned side garden, which could be incorporated into the rear garden if required. To the rear is a generous lawned garden with railway sleeper borders and a paved patio seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both pets and children.



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.