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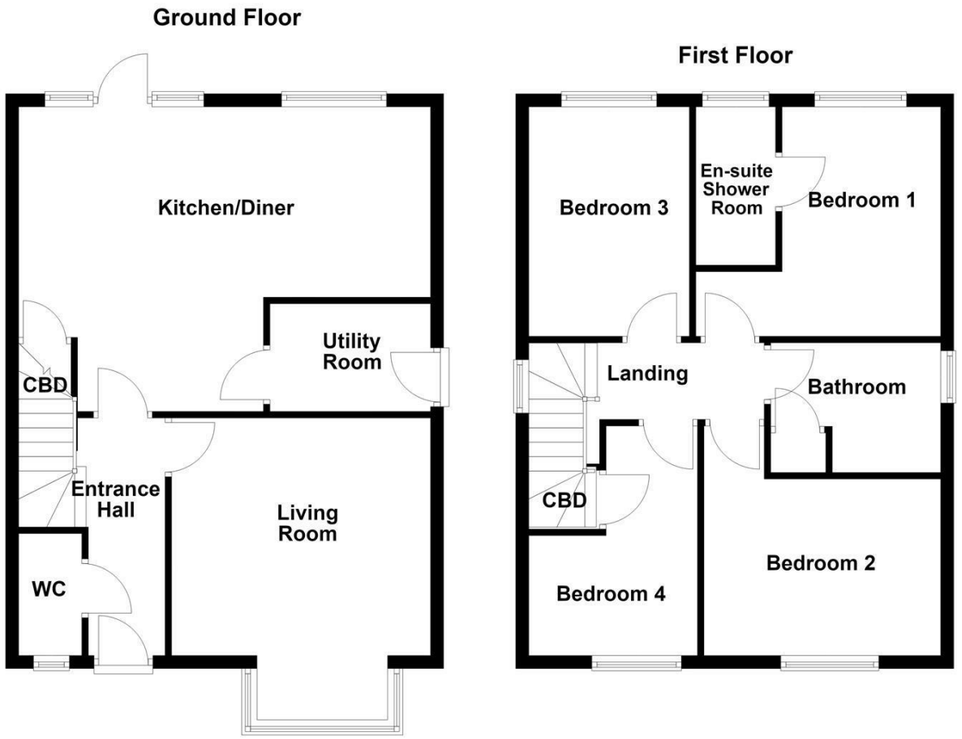




30 Ashfield Avenue, Altofts, WF6 2GA

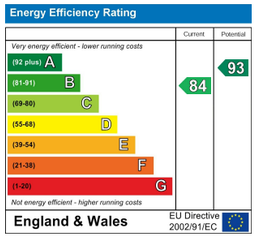
For Sale Freehold £350,000

A fantastic opportunity to purchase this beautifully presented four bedroom detached family home, situated on this attractive modern development in the sought after village of Altofts.

The property is approached over a tarmacadam driveway providing off road parking for three vehicles, with an attractive lawned front garden and paved pathway leading to the entrance door. Internally, the well presented accommodation begins with a welcoming entrance hall providing access to the spacious bay-fronted living room, downstairs W.C. and impressive open plan kitchen diner. The kitchen diner is fitted with a contemporary range of high gloss units and integrated appliances, together with a breakfast bar, access to useful understairs storage and a separate utility room. To the first floor are four well proportioned bedrooms and a modern house bathroom. The principal bedroom benefits from its own en suite shower room, while additional storage is provided from both bedroom four and the house bathroom. Externally, the enclosed rear garden incorporates a generous paved patio area, ideal for alfresco dining, together with an attractive lawn, useful storage and outside power, lighting and water.

The property is within easy reach of local amenities and schools in Altofts, while Normanton town centre offers a wider range of facilities, supermarkets and its own railway station. The M62 motorway network is also within convenient reach, making the property well suited to those travelling further afield.

Only a full internal inspection will truly reveal everything this quality family home 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

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Fully tiled flooring, central heating radiator and staircase with handrail providing access to the first floor landing. Three doors provide access to the downstairs W.C., living room and kitchen diner.

DOWNSTAIRS W.C.
6'0" x 3'1" (1.85m x 0.95m)
Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin with chrome waterfall style mixer tap. Half tiled walls and chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the front elevation and extractor fan.

LIVING ROOM
16'1" x 12'11" (4.92m x 3.94m)
Rectangular bay window with UPVC double glazed windows overlooking the front elevation. Central heating radiator.



KITCHEN DINER
20'6" x 15'4" (6.27m x 4.68m)
Fitted with a modern range of high gloss wall and base units with laminate work surfaces over and matching upstands. Breakfast bar providing seating for two. One and a half bowl stainless steel sink and drainer with mixer tap. Four ring gas hob with glass splashback and extractor hood above. Integrated Zanussi twin oven and grill, integrated full size dishwasher and integrated 70/30 fridge freezer. Downlighting to the wall units. Condensing boiler housed within one of the kitchen cupboards. Fully tiled flooring, central heating radiator, attractive coving and inset spotlights to the ceiling. UPVC double glazed door with integral blinds opening onto the rear garden, with adjoining UPVC double glazed side panels and further UPVC double glazed window overlooking the same aspect. Two doors provide access to the understairs storage cupboard and separate utility room.

UTILITY ROOM
7'10" x 5'2" (2.40m x 1.59m)
Fitted with a range of high gloss wall and base units with laminate work surface over and matching upstand. Stainless steel sink and drainer with mixer tap. Integrated washing machine. Fully tiled flooring, central heating radiator and composite side entrance door.



FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Loft access. Five doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
12'0" x 11'7" (3.66m x 3.54m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
8'0" x 3'2" (2.46m x 0.97m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and enclosed shower cubicle with glazed door, mixer shower and rainfall shower head. Half tiled walls, chrome ladder style heated towel radiator, inset spotlights and extractor fan.



BEDROOM TWO
12'2" x 11'3" (3.72m x 3.44m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM THREE
11'6" x 8'2" (3.53m x 2.49m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BEDROOM FOUR
11'3" x 8'1" (3.44m x 2.47m)
UPVC double glazed window overlooking the front elevation. Laminate flooring and central heating radiator. Door providing access to a useful storage cupboard positioned over the bulkhead.

HOUSE BATHROOM
8'6" x 6'6" (2.61m x 1.99m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, separate mixer shower over and glazed shower screen. Chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the side elevation. Wall mounted shaver socket, inset spotlights and extractor fan. Door providing access to a useful storage cupboard with fixed shelving.

OUTSIDE
To the front is an attractive lawned garden with planted borders and a central paved pathway leading to the entrance door. Up and down exterior light positioned by the front entrance. A tarmacadam driveway to the side provides off road parking for three vehicles. A timber gate provides access into the enclosed rear garden. The garden incorporates a large paved patio area, ideal for outdoor dining and entertaining, overlooking an attractive lawn. Timber panel fencing encloses all three sides. Outside up and down light, double external power socket and water point connection. A timber lean-to shed provides useful garden storage.



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.