



WAKEFIELD  
01924 291 294

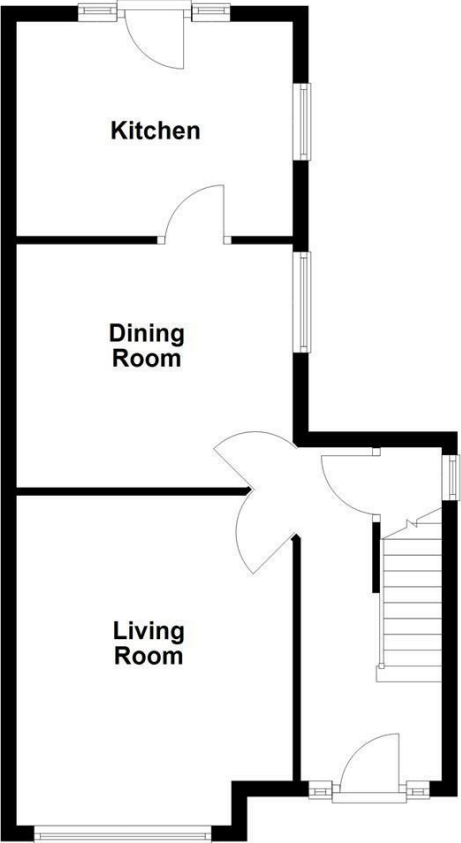
OSSETT  
01924 266 555

HORBURY  
01924 260 022

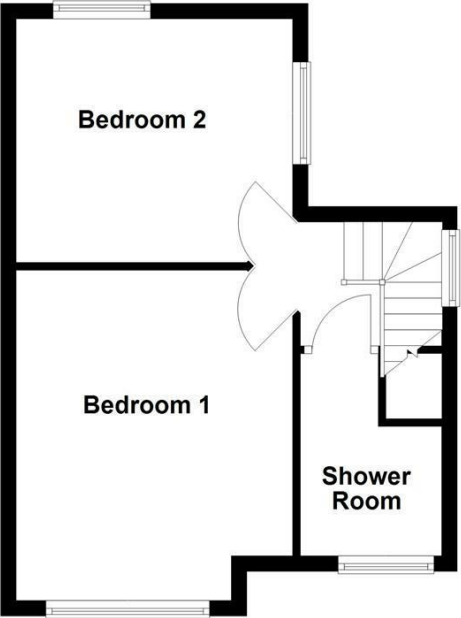
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

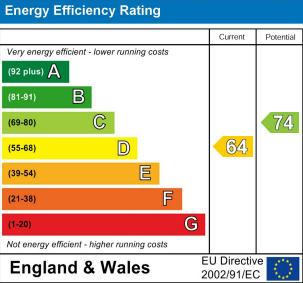


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.



## 34 Illingworth Avenue, Altofts, WF6 2LL

### For Sale Freehold £265,000

This deceptively spacious two bedroom semi detached home has been thoughtfully extended to the rear at ground floor level and finished throughout to an excellent standard. The property features a beautifully landscaped rear garden complete with a superb summer house and a covered seating area, creating an ideal space for relaxation and entertaining.

Benefitting from a gas fired central heating system and sealed unit double glazed windows, this well appointed home is accessed via a welcoming reception hall that leads into a generously proportioned living room with an attractive feature fireplace. To the rear, a separate dining room opens into the rear extension, where an impressive, high quality kitchen has been installed, designed to enjoy elevated views over the garden. To the first floor, there are two double bedrooms served by a refitted, high specification shower room. Externally, the property offers side-by-side off street parking to the front. The rear garden has been thoughtfully designed, incorporating a two tier stone paved patio, an area of artificial lawn, and steps leading up to a covered seating area positioned in front of a superbly finished summer house currently set up as a home bar.

The property is situated in this highly sought after location close to the centre of Altofts, within easy reach of an excellent range of local shops, schools and recreational amenities. A wider selection of facilities can be found in the neighbouring towns of Normanton and Castleford, both of which offer railway stations and convenient access to the national motorway network.





## ACCOMMODATION

### RECEPTION HALL

14'1" x 5'10" [4.3m x 1.8m]

A composite front entrance door with matching side screens, opening into a bright reception hall with wood effect laminate flooring, a central heating radiator and a staircase to the first floor. The understairs cupboard includes a frosted window to the side and houses the gas fired combination central heating boiler.

### LIVING ROOM

14'9" x 11'9" [max] [4.5m x 3.6m [max]]

A large front facing window, a central heating radiator, provision for a wall mounted television and a feature fireplace with a traditional surround and cast iron insert housing a living flame coal effect gas fire.



### DINING ROOM

11'9" x 10'5" [3.6m x 3.2m]

A window to the side elevation and a double central heating radiator, creating a comfortable and versatile second reception space.

### KITCHEN

11'9" x 9'2" [3.6m x 2.8m]

Fitted to an impressive standard with a range of modern wall and base units, laminate worktops with matching upstands and an acrylic sink unit. Space for a tall fridge freezer, space and plumbing for a washing machine, a central heating radiator and a slot-in range style cooker with glazed splashback and stainless steel filter hood over. Windows to two sides and an external door opening out onto the paved patio sitting area.



### FIRST FLOOR LANDING

A frosted window to the side elevation and provides access to the loft.

### BEDROOM ONE

14'5" x 11'5" [4.4m x 3.5m]

A window to the front elevation and a double central heating radiator.



### BEDROOM TWO

11'9" x 11'1" [3.6m x 3.4m]

The second double bedroom features windows to both the side and rear, together with a double central heating radiator.



### SHOWER ROOM/W.C.

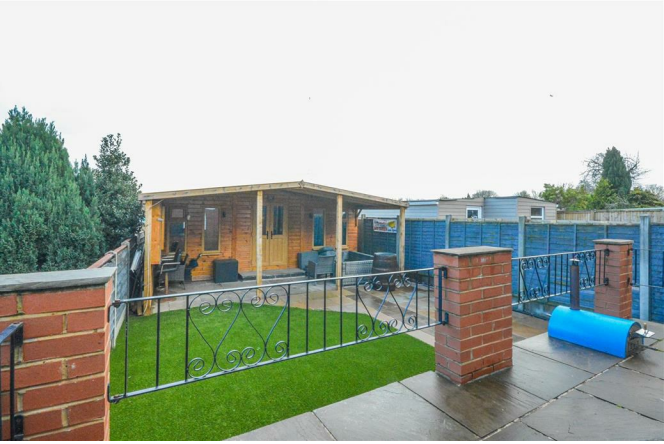
8'6" x 6'2" [2.6m x 1.9m]

Fitted to a high standard with part tiled and part panelled walls, a large shower cubicle with twin head shower and glazed screen, a pedestal wash basin and a low suite w.c. A chrome ladder style heated towel rail, extractor fan and a generously sized storage cupboard. A frosted window to the front elevation.



### OUTSIDE

To the front, the property offers two side-by-side off street parking spaces. A pathway leads down the side of the house through a gate to a broad stone paved patio area with provision for an outside w.c. cubicle. Steps lead to a further Indian stone patio sitting area, an area of artificial lawn and a particularly well appointed summer house with a pergola to the front.



### SUMMER HOUSE

19'4" x 9'6" [5.9m x 2.9m]

The summer house is finished to an excellent standard and benefits from an electrical power supply. It is currently arranged for leisure use with a bar area, electric wall heater, additional flame effect electric fire, provision for two wall mounted televisions, an air conditioning cassette, two sets of windows and double French doors opening to the covered sitting area at the side.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.