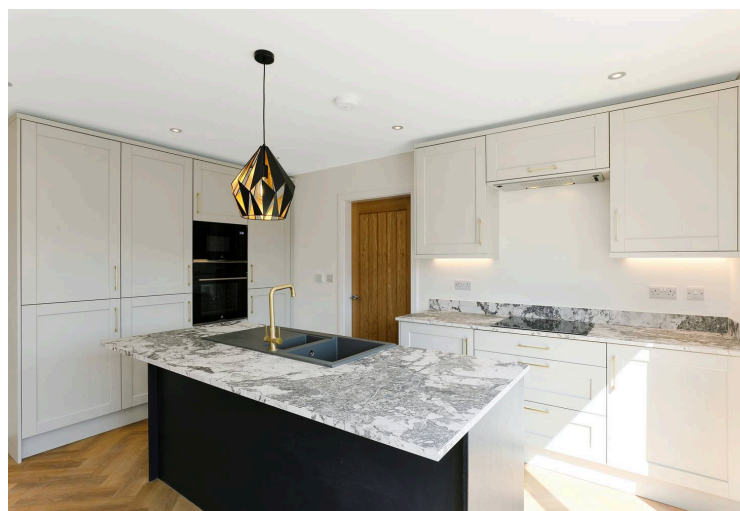




100b Church Road, Altofts, WF6 2QG

£435,000 Freehold

Holroyd Miller have pleasure in offering for sale this individually designed brick built detached family home constructed to a high specification by Golden Key Developments. Supplied with a 10 year Protek warranty and having air source heat pump. There is ample off-street parking with a generous garden to the rear. The property stands within easy reach of Altofts village which is vibrant with excellent local schools. independent pubs, mini supermarkets, yet with walks on your doorstep leading to the canal and also easy access to the M62/M1 motorway network. Completion Due in Autumn of 2026. The property will also include flooring and carpeting throughout and choice of kitchen.

Reception Hallway

With composite double glazed door and open staircase.

Cloakroom/WC

With wash hand basin, low flush w.c, double glazed window and underfloor heating.

Living Room

Situated to the front of the property with double glazed window, media wall and underfloor heating.

Open Plan Kitchen Dining and Family Room

Fitted with a matching range of shaker style fronted wall and base units, with square edge laminate worktops with center island extending to the breakfast bar, underfloor heating. A comprehensive range of built-in appliances including oven, hob with extractor hood over, dishwasher, fridge and freezer, inset sink unit with mixer tap unit. Bi-folding doors leading onto the rear garden. A Choice of Kitchen will be available.

Separate Utility Room

Fitted with a range of base units, stainless steel sink unit, single drainer, plumbing for automatic washing machine, space for dryer, double glazed window and rear entrance doors. Giving access to the garage.

Integral Garage

With power and light laid on

First Floor Landng

With double glazed window and useful storage

Master Bedroom

Situated to the rear with double glazed window and central heating radiator.

Ensuite Shower Room

With walk-in shower, wash hand basin, low flush wc, tiling, double glazed window and heated towel rail.

Bedroom

A good sized second bedroom situated to the front with double glazed window and central heating radiator.

Bedroom

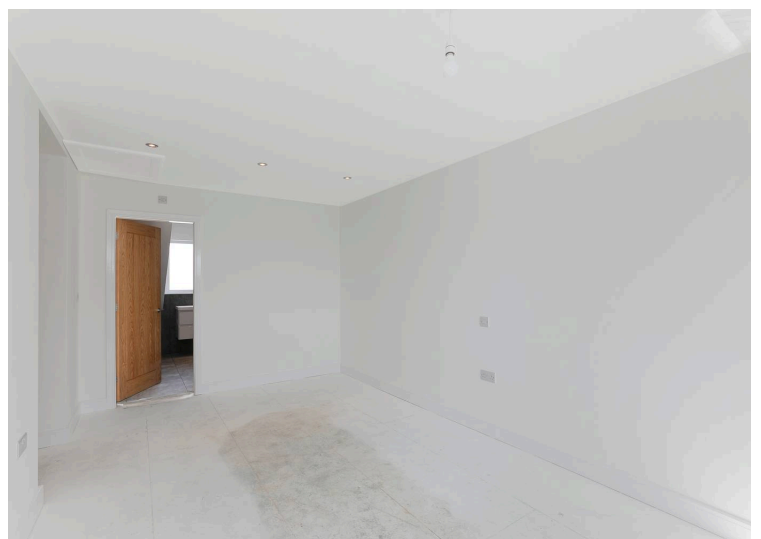
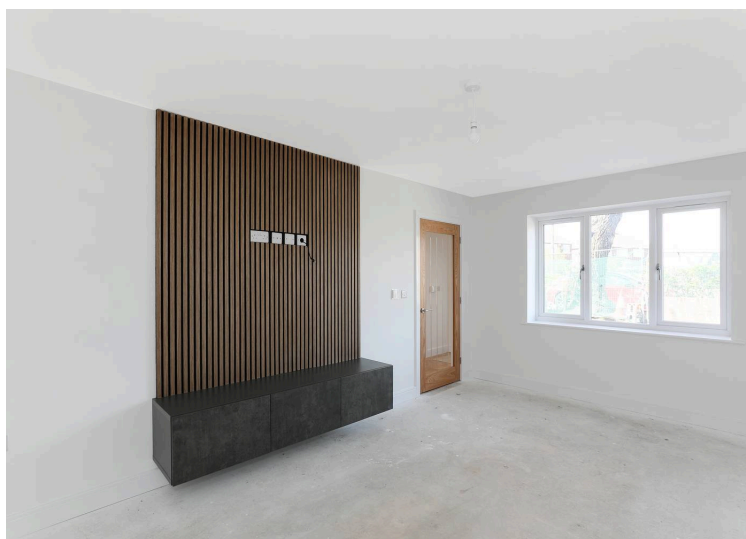
A good sized third bedroom overlooking the rear garden with double glazed window and central heating radiator.

Outside

Driveway and turning space to the front provides ample off-street parking and leads to integral garage. Pathway to the side leads to a good sized mainly laid to lawn garden with paved patio area. The property is back with a 10 year warranty with Protek.

Disclaimer

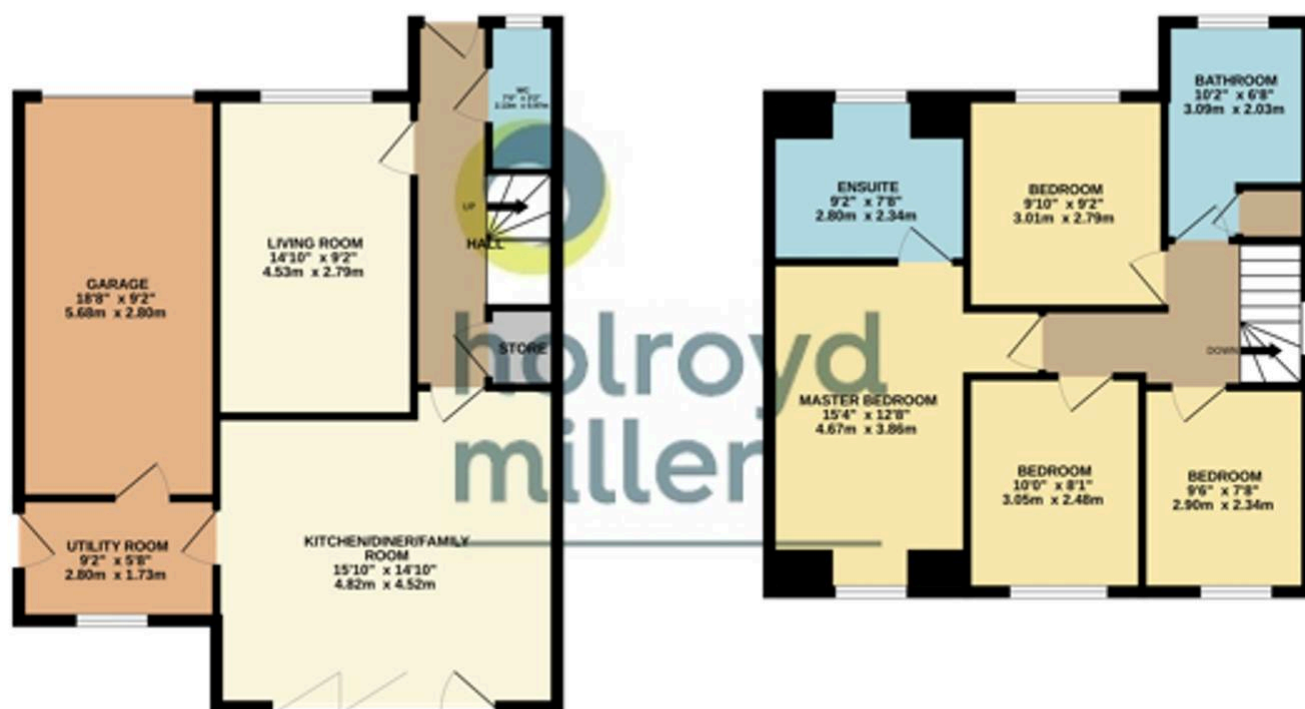
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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