



**£290,000**

**TENURE : FREEHOLD**

**Altofts Lodge Drive, Normanton, WF6**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Extended three-bedroom semi-detached dormer bungalow**

**Generous living room with multi-fuel burner**

**Spacious and versatile accommodation throughout**

**Modern fitted bathroom**

**Open plan kitchen and dining area ideal for modern living**

**Useful utility area with recently installed combi boiler (2024)**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
[info@movenowproperties.com](mailto:info@movenowproperties.com) |

**01924 249349**

**Website: <https://movenowproperties.com>**

**MoveNow  
Properties**

Movenowproperties are proud to present this deceptively spacious and beautifully extended three-bedroom semi-detached dormer bungalow. Finished to a high standard throughout, the property offers flexible living accommodation ideal for families or those looking to downsize without compromising on space. Benefitting from UPVC double glazing, gas central heating and a recently installed combi boiler, this home is ready to move straight into.

### **Kitchen / Dining Room**

**Measurements: 19'11" x 12'1" (6.08m x 3.70m)**

A superb open plan space forming the heart of the home, featuring a range of bespoke fitted units with work surfaces over and space for appliances including a range cooker and slimline dishwasher. French doors open onto the rear garden, allowing for plenty of natural light, while bespoke oak stairs lead to the first floor with useful storage beneath. The layout flows seamlessly into the living room, making it perfect for both everyday living and entertaining.

### **Utility Area**

**Measurements: 6'1" x 5'7" (1.87m x 1.72m)**

Conveniently positioned just off the kitchen, offering additional storage and workspace with fitted units, sink and plumbing for a washing machine. The recently installed combi boiler (2024, serviced 2025) is also housed here.

### **Living Room**

**Measurements: 16'1 x 12'1" (4.91m x 3.69m)**

A warm and inviting space featuring a multi-fuel burner set on a slate hearth with brick slip surround, complemented by solid oak flooring. French doors open into the garden room, enhancing the sense of space and connection to the outdoors.

### **Garden Room**

**Measurements: 11'3" x 11'2" (3.45m x 2.41m)**

A bright and versatile addition, upgraded from a conservatory with a modern insulated Tapco slate effect roof and stylish windows. With French doors leading out to the garden, this room is ideal as a second reception space, home office or relaxation area.

### **Bedroom One**

**Measurements: 11'5" x 10'11" (3.49m x 3.33m)**

A well-proportioned ground floor double bedroom with front-facing window and useful built-in storage area, offering convenience for single-level living if required.

### **Bathroom**

**Measurements: 8'9" x 8'3" (2.68m x 2.52m)**

A modern and well-appointed suite comprising panelled bath with mixer shower and rainfall attachment, vanity wash basin and low flush W.C. Finished with contemporary fittings and a chrome heated towel rail.

### **First Floor Landing**

Providing access to two further bedrooms and additional storage space.

### **Bedroom Two**

**Measurements: 11'7" x 6'6" (3.55m x 1.98m)**

A comfortable and bright room with front-facing window, ideal as a double bedroom or guest room.

### **Bedroom Three**

**Measurements: 10'1" x 8'6" (3.09m x 2.61m)**

A further well-sized bedroom, perfect for use as a nursery, home office or additional sleeping space.

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## Outside

To the front, the property benefits from gated access leading to a block paved driveway providing off-road parking for up to three vehicles, alongside low-maintenance landscaping and an Indian stone patio. The paving continues to the side of the property, leading to double timber gates which open into the rear garden. The rear garden is a particularly attractive feature, offering a high degree of privacy and backing onto open fields. It includes a lawned area, stone steps, Indian stone patio ideal for outdoor dining, a pebbled seating area and a substantial timber shed. The garden is fully enclosed, making it ideal for families and entertaining alike.

## Location

Situated within a popular residential area, the property is well placed for local village amenities including shops, schools and recreational facilities. A wider range of amenities can be found in nearby town centers, which also offer railway stations for commuters and convenient access to the motorway network, making this an excellent choice for those needing to travel further afield.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Semi-detached dormer bungalow

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

## 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

For further information or to arrange a viewing please contact our offices directly.

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## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

## Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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## Vendor Q&A's

All of the answers provided below have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?

A: To downsize, as I believe the property is a family home.

Q: How long have they lived there?

A : since I believe February 2001

Q: Is the seller in a chain?

A: I will be once I find a property.

Q: How quickly is the seller hoping to move?

A: as quickly as I can find a suitable property

Q: What is included in the sale, fixtures, fittings, appliances?

A: Majority of upstairs furniture as was purchased new to dress the rooms so is unused/new. Also fridge/freezer, washing machine, dishwasher, cooker, I am open on this, if a potential buyer wanted something specific I would consider it.

Q: Has the property been renovated or extended?

A: soffits and fascias were replaced soon after moving in. new windows, iron gate at front of property. All landscaping and block paving. Outbuilding demolished/garage demolished and replaced with shed. flat roof replaced. Restructure of downstairs to include smaller windows to front of property. Bathroom moving to front bedroom. Bathroom becoming utility room (boiler replaced twice. New in 2025). Stud wall to dining room to create hallway to bedroom/bathroom and create storage to main bedroom. Kitchen units/ stairs/understairs storage and hallway door and frame made and fitted by r.j. joinery Wakefield. Patio doors x 3 in kitchen (new)/ living room (replaced and made smaller) and garden room (including modernization from conservatory to garden room adding new windows and tapco roof) via calder windows. New sockets and ring main added. Fuse box replaced.loft space partially boarded with ladder. Also loft space opened and boarded to upstairs. Radiators replaced I believe in all rooms. Removal of one radiator in living room to replace with multi fuel 8kw stove/burner. Gas meter moved in I believe 2024/2025 and electric meter moved outside.

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Q: Are there any known issues? E.g. damp, structural, subsidence

A: no

Q: Does the property have a water meter, or is it on water rates?

A: water meter

Q: What type of boiler does it have, age and when was it last serviced?

A: new boiler as of 2024, combi boiler, serviced October 2025 certificate enclosed

Q: Is the property double glazed and well-insulated?

A: outer walls had cavity wall insulation a number of years ago property is double glazed. Insulation to loft areas.

Q: Is there loft access?

A: yes

Q: What direction does the garden face?

A: Not sure but has sun all day

Q: Is the garden private or shared?

A: extremely private with gated access to rear leading out to fields

Q: Are there any rights of way or easements?

A: Not that I am aware

Q: What is the parking situation?

A: Parking in front of property and parking for one to possibly 3 on front drive

**DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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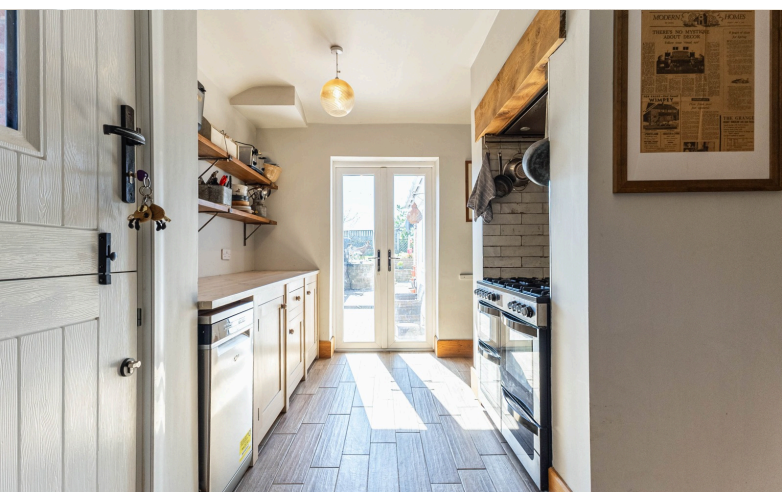
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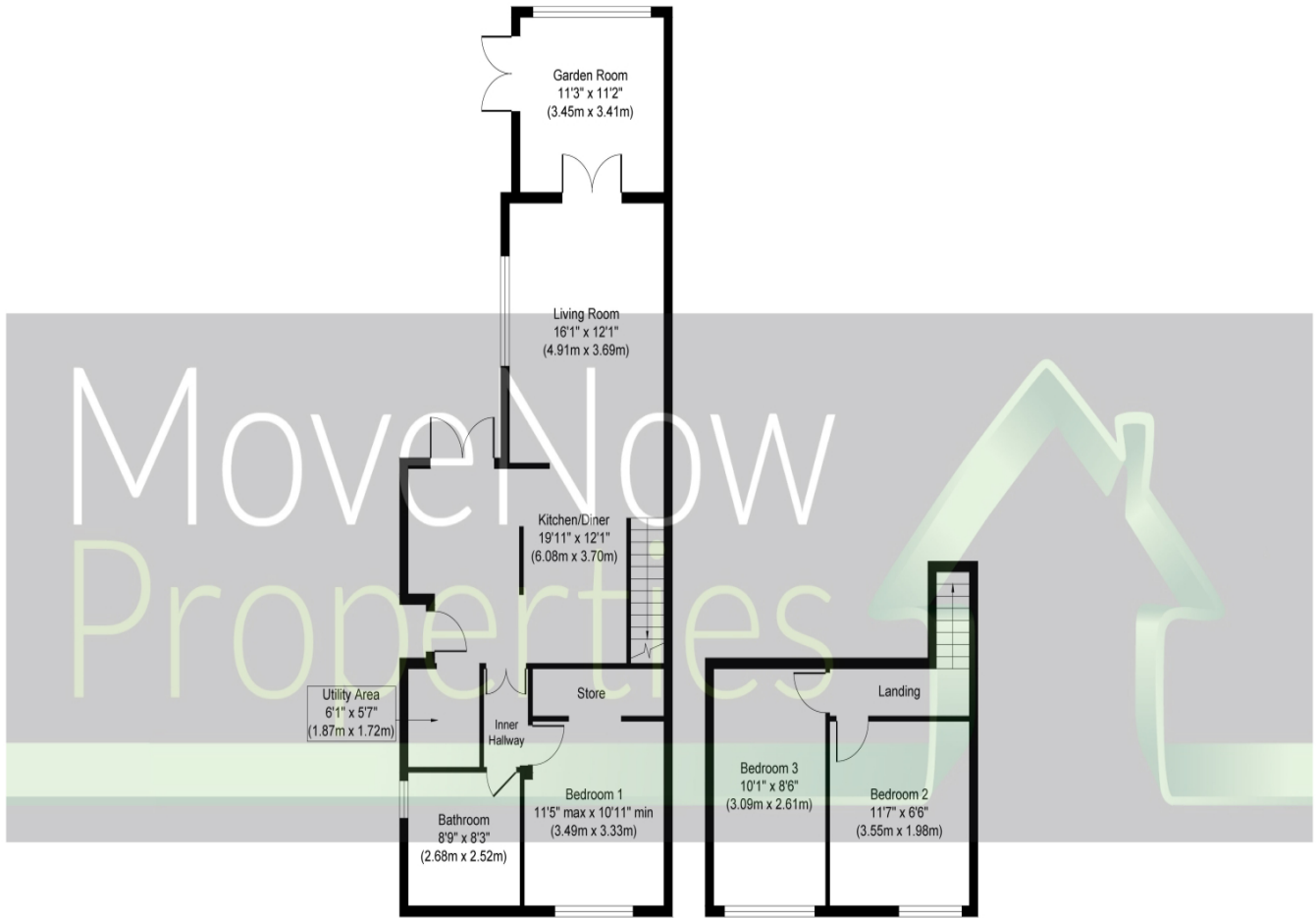


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Normanton, WF6

