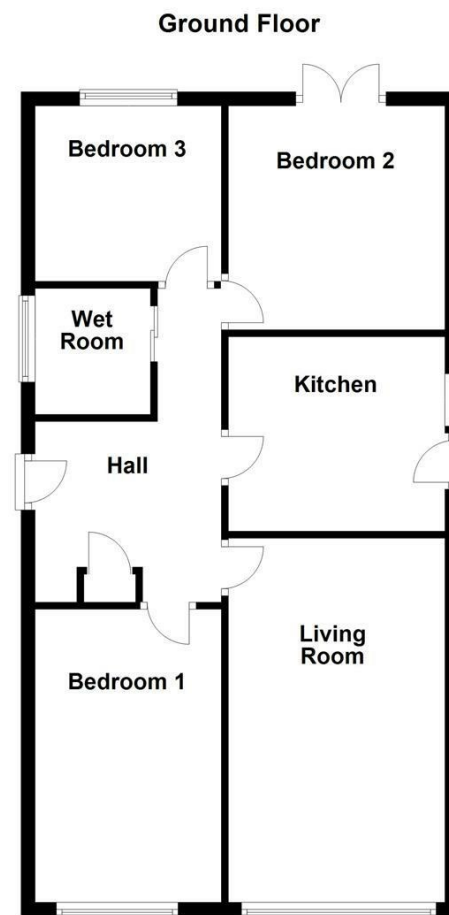




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## 64 Rose Farm Approach, Altofts, WF6 2RZ

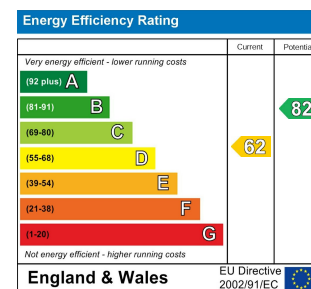
**For Sale Freehold £270,000**

Situated in Altofts is this well presented three bedroom detached bungalow benefitting from driveway parking, rear gardens and detached garage.

The property briefly comprises of entrance hall, living room, kitchen, three bedrooms and a wet room/w.c. Externally to the front of the property there are easy to maintain lawns and a side driveway with ample space for several cars. Whilst to the rear, a detached garage with easy to maintain lawns and patio seating area.

This property is ideally located for all local shops and amenities. Whilst also being on a good bus route with buses running to and from Wakefield and Pontefract.

A viewing is highly recommended.



### 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.

### 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,

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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



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## ACCOMMODATION

### ENTRANCE HALL

Built in storage cupboard, access to the living room, kitchen, bathroom/w.c. and two bedrooms.

### LIVING ROOM

17'1" x 10'2" [5.23m x 3.10m]

UPVC double glazed window to the front elevation, gas central heating radiator and fireplace with plug in electric fire and wood surround.



### KITCHEN

9'1" x 10'2" [2.78m x 3.12m]

Fitted kitchen with an array of wall and base units for storage with laminate work tops, integrated oven with gas hob and cooker hood, stainless steel sink and drainer unit, space for a fridge/freezer, space for a washing machine, partially tiled splash back and UPVC double glazed door and window to the side elevation. Gas central heating radiator and the boiler is housed within the kitchen.

### BEDROOM ONE

8'8" x 13'8" [2.66m x 4.19m]

UPVC double glazed window to the front elevation, gas central heating radiator and fitted wardrobes to one side.



### BEDROOM TWO

9'8" x 10'2" [2.96m x 3.10m]

UPVC double glazed French doors leading out to the rear garden, gas central heating radiator and wood effect laminate flooring.



### BEDROOM THREE

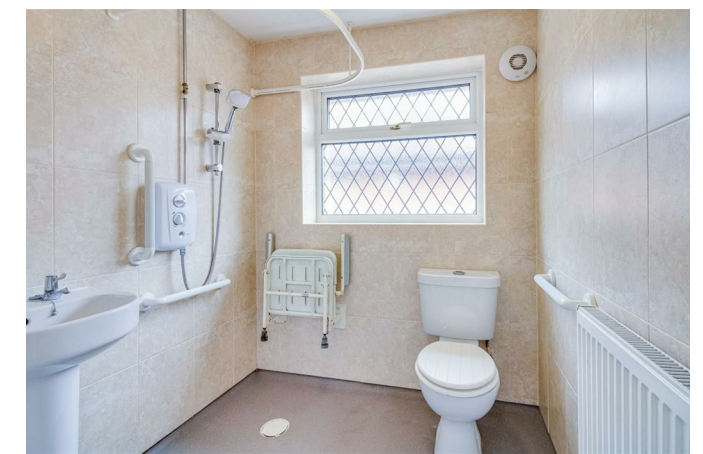
8'8" x 9'0" [2.66m x 2.76m]

UPVC double glazed window to the rear elevation and gas central heating radiator.

### WET ROOM/W.C.

5'10" x 5'4" [1.80m x 1.65m]

UPVC double glazed frosted window to the side elevation, wall mounted electric shower, wash hand basin with hot/cold tap, low flush w.c. and gas central heating radiator. Fully tiled walls.



### OUTSIDE

To the front of the property there is a driveway providing ample off street parking and an easy to maintain lawn. To the rear there is a detached garage with up and over door, easy to maintain rear gardens with lawn and gravel border with plants and shrubs enclosed by wood fencing surrounding.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.