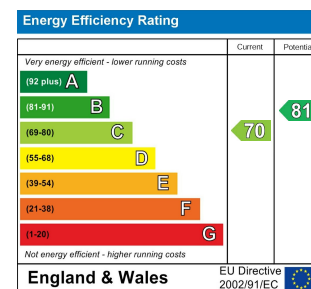
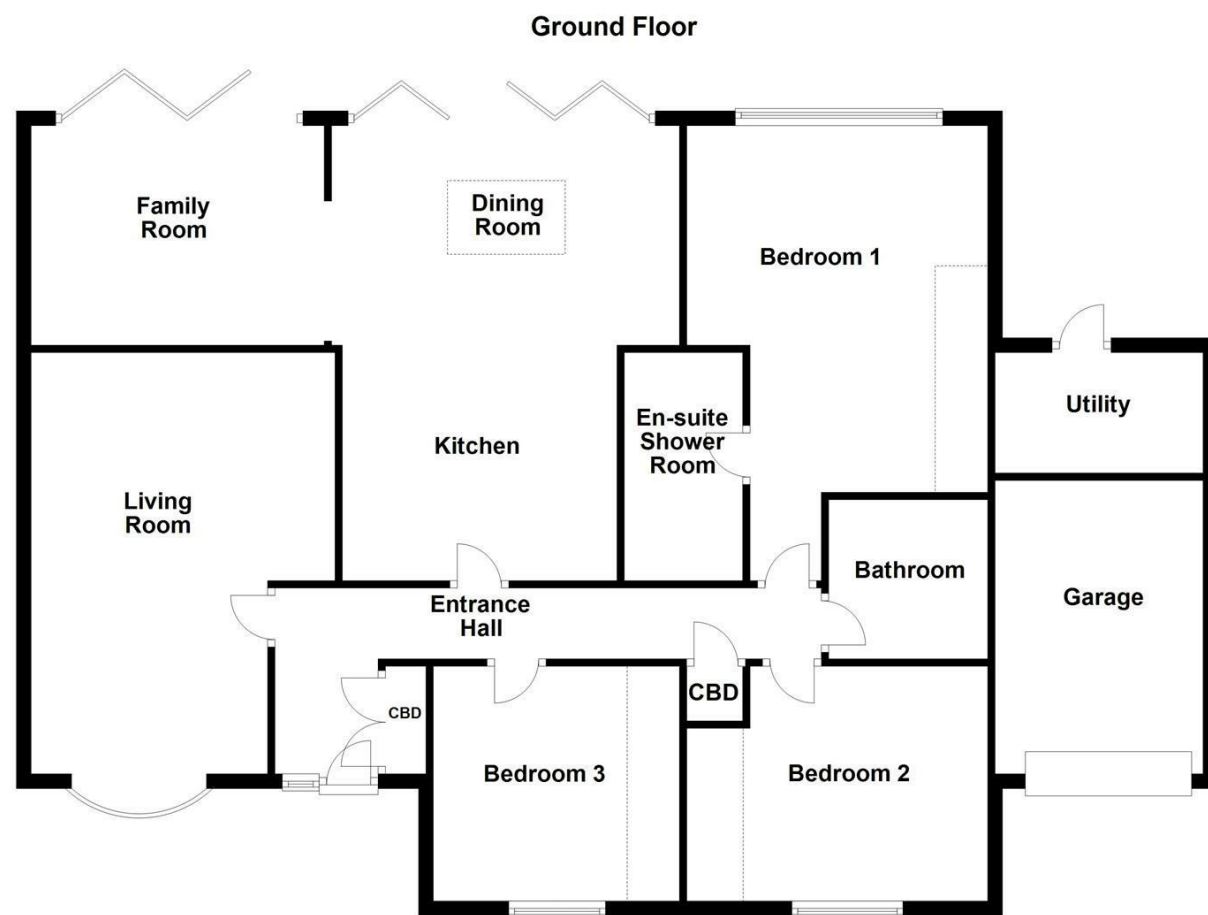




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



1 Crinan Court, Altofts, WF6 2TH For Sale Freehold £465,000

Nestled in a cul-de-sac location is this three doubled bedroom detached bungalow providing well proportioned accommodation suitable for family living, ample off road parking and attractive front and rear gardens.

The property briefly comprises of the entrance hall, living room, kitchen, three bedrooms, bathroom/w.c., dining area, family room and integral garage. Outside to the front the garden is mainly laid to lawn with a block paved driveway providing off road parking leading to the single integral garage. To the rear there is access to the utility with the garden laid to lawn incorporating raised composite decking patio area and home office, fully enclosed by timber fencing and mature shrubs.

Altofts makes an ideal place to settle as it is aptly placed for local amenities such as shops and schools. Normanton town centre is only a short distance away and Normanton benefits from its own railway station and supermarket. For those who wish to commute further afield, the M62 motorway is nearby and main bus routes run to and from Wakefield and Castleford.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, central heating radiator, solid oak flooring, loft access, doors to the living room, kitchen, three bedrooms and bathroom and a set of double doors to cloakrooms and further door to linen cupboard.

LIVING ROOM

18'9" x 14'4" [max] x 11'2" [min] [5.73m x 4.38m [max] x 3.41m [min]]
Coving to the ceiling, solid oak flooring, wall mounted modern electric fireplace, central heating radiator and UPVC double glazed bay window to the front with Plantation Shutters.



KITCHEN

10'1" x 12'2" [3.09m x 3.73m]
Range of wall and base units with granite work surface over, ceramic double sink and drainer with mixer tap and tiled splash back, integrated double oven and microwave, four ring induction hob with extractor fan above, integrated wine cooler, integrated fridge, integrated freezer, integrated microwave, integrated dishwasher. An opening through to the dining area and LED ceiling spotlights.

DINING AREA

9'9" x 15'5" [2.98m x 4.71m]
Breakfast bar with granite work surface over, set of anthracite bi-folding doors, LED ceiling spotlights, column central heating radiator, large illuminating sky light adding to the overall feeling of space and light. Opening into the family room.



FAMILY ROOM

12'11" x 11'1" [3.96m x 3.38m]
Set of anthracite bi-folding doors, coving to the ceiling and central heating radiator.



BEDROOM ONE

13'3" x 22'4" [max] x 11'2" [min] [4.05m x 6.83m [max] x 3.41m [min]]
Anthracite double glazed windows to the rear, central heating radiator, recently installed engineered golden oak wood flooring, set of fitted wardrobes complete with dressing table and bedside cabinets. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

10'0" x 5'3" [3.07m x 1.61m]
LED ceiling spotlights, extractor fan, chrome ladder style radiator, concealed low flush w.c., his and hers ceramic sink built into the laminate work top with mixer tap and low profile shower tray with overhead shower, shower head attachment and glass shower screen. Luxury vinyl Invictus floor tiles.

BEDROOM TWO

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, solid oak flooring and set of fitted wardrobes with sliding doors.



BEDROOM THREE

10'5" x 10'11" [3.2m x 3.34m]
UPVC double glazed window to the front, central heating radiator, solid oak flooring, coving to the ceiling and LED ceiling spotlights. A range of fitted wardrobes with matching built in headboard and freestanding bedside tables.

BATHROOM/W.C.

7'7" x 7'1" [2.33m x 2.17m]
Chrome ladder style radiator, extractor fan, LED ceiling spotlights, low flush w.c., ceramic wash basin built into fitted black gloss cabinets and granite worktop with mixer tap, bath with mixer tap, glass shower screen, overhead shower and shower head attachment. Mirror with shaver point.



GARAGE

13'0" x 9'3" [3.98m x 2.82m]
Electric roller door with power and light.

UTILITY

5'4" x 9'3" [1.64m x 2.82m]
Accessed from the rear garden. Power and light, plumbing for a sink, tumble dryer and Valiant combi boiler is housed in here.

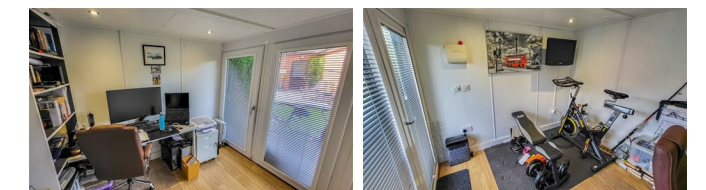
OUTSIDE

To the front of the property the garden is laid to lawn with planted beds and planted features with a block paved driveway providing off road parking for two vehicles leading to the single integral garage and there is an electric charging point. The rear garden is laid to lawn incorporating mature conifers, raised composite decking patio, perfect for outdoor dining and entertaining and home office with anthracite double glazed windows and doors. The rear garden is fully enclosed by walls, timber fencing and mature shrubs.



HOME OFFICE

8'11" x 8'11" [2.73m x 2.73m]
Currently used as a home office and gym.



COUNCIL TAX BAND

The council tax band for this property is D.

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.