



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



6 Ashfield Drive, Altofts, WF6 2GD

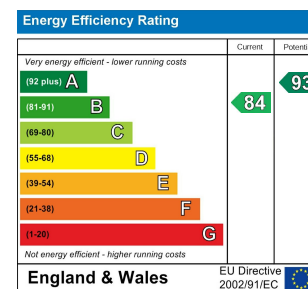
For Sale Freehold £325,000

Located on this modern and attractive development is this four bedroom detached family home benefitting from en suite to the main bedroom, stunning kitchen with integrated appliances and central island with seating area, utility room, ample off road parking, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., living room, modern kitchen diner, utility room, first floor landing, principal bedroom with en suite shower room/w.c., three further double bedrooms and bathroom/w.c. Outside there is a driveway providing off road parking for two cars, a pleasant lawn that continues around the side. The enclosed rear garden has lawn and paved patio area.

Enjoying a corner plot position, the property itself is within walking distance of the local amenities and schools nearby. Normanton town centre has its own railway station and supermarkets, whilst Junction 31 of the M62 motorway network is a short drive away.

Only a full internal inspection will reveal all that is on offer at this home.



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,

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading to the entrance hall, UPVC double glazed window with built in blind, staircase to the first floor landing, doors to the living room, downstairs w.c. and kitchen diner. Central heating radiator and double door cloakroom.

LIVING ROOM

10'4" x 18'9" [3.16m x 5.72m]

Two UPVC double glazed windows to the side, UPVC double glazed window to the front, UPVC French doors to the rear, two central heating radiators, door into the kitchen diner.



KITCHEN DINER

18'9" x 13'4" max x 11'0" min [5.72m x 4.08m max x 3.37m min]

A range of wall and base units with laminate work surfaces over, laminate upstands, central island with pop up electric socket point and seating area, 1 1/2 stainless steel sink and drainer with mixer tap,

integrated Zanussi double oven and grill, four ring gas hob with splashback and cooker hood over. UPVC double glazed French doors to the rear, UPVC double glazed windows to the front and to the side. Integrated fridge and freezer, door into the utility room, two central heating radiators, inset spotlights to the ceiling. Extractor fan.



UTILITY ROOM

4'7" x 7'2" [1.40m x 2.20m]

A range of base units with laminate work surfaces and laminate upstands. Integrated washing machine, central heating radiator, extractor fan.

DOWNSTAIRS W.C.

Low flush w.c., pedestal wash basin with chrome mixer tap, tiled splashback, large chrome ladder style radiator, extractor fan to the ceiling.

FIRST FLOOR LANDING

UPVC double glazed window to the rear, central heating radiator, loft access, doors leading to the bedrooms and bathroom/w.c.

BEDROOM ONE

11'0" x 9'10" [3.37m x 3m]

UPVC double glazed window to the front elevation, central heating radiator, built in double door wardrobe. Door to the modern en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'3" x 4'7" [2.54m x 1.41m]

Larger than average fully tiled shower cubicle with sliding door and mixer shower, low flush w.c. and a pedestal wash basin with chrome mixer tap. Part tiled walls, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the side.

BEDROOM TWO

9'8" x 10'4" max x 8'6" min [2.95m x 3.16m max x 2.60m min]

UPVC double glazed window to the front elevation, central heating radiator.



BEDROOM THREE

10'4" x 8'9" [3.17m x 2.68m]

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

BEDROOM FOUR

7'3" x 8'9" [2.23m x 2.68m]

UPVC double glazed window to the front, central heating radiator.

HOUSE BATHROOM/W.C.

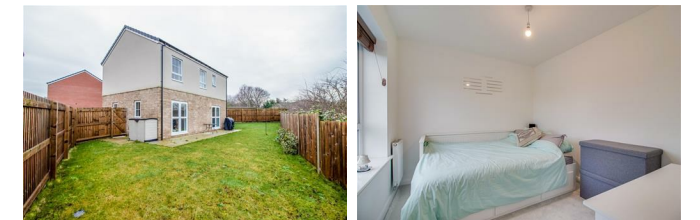
5'7" x 6'7" [1.71m x 2.03m]

Panelled bath with shower screen over with mixer tap and separate mixer shower over, pedestal wash basin with chrome mixer tap, low flush w.c., part tiled walls, shaver socket point, UPVC double glazed frosted window to the rear, extractor fan, chrome ladder style radiator.



OUTSIDE

To the front of the property there is a tandem tarmac driveway providing ample off road parking for two vehicles. Paved pathway leading to the front entrance door with up and down chrome light. Pleasant lawned garden with planted borders flowing around the side. Paved pathway to the timber gate leading to the enclosed rear garden. The rear garden has paved patio area, outside lighting, double power socket, pleasant lawn and enjoys a corner plot position. Water point connection.



EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.

COUNCIL TAX BAND

The council tax band for this property is D