



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



22 Station Road, Altofts, WF6 2NE

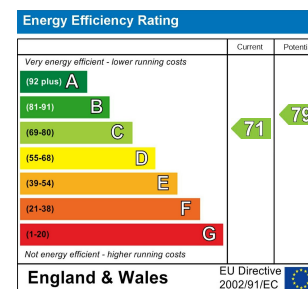
For Sale Freehold £500,000

A superbly presented four double bedroom purpose built detached family home benefitting from well proportioned accommodation, spacious reception rooms, ample off road parking and attractive front and rear gardens.

The property fully comprises of entrance hall, downstairs w.c., living room, utility room, kitchen and large sitting/dining room. The first floor landing leads to four double bedrooms (with the principal bedroom boasting en suite bathroom/w.c. and walk in wardrobe), office and the three piece house bathroom/w.c. Outside to the front is an L-shaped attractive lawned garden and tarmac driveway providing off road parking for at least four vehicles leading to the single detached garage. To the rear is a timber decked patio area overlooking a two tiered attractive lawn. The garden incorporates a large timber shed, greenhouse and wood store, surrounded by timber panelled surround fences.

The property is situated in this enviable location in the heart of Altofts within very easy reach of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Castleford and Normanton, both of which have their own railway stations and ready access to the national motorway network.

Available with no upward chain, only a full internal inspection will reveal all that's on offer at this quality home and an early 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,

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

Central heating radiator, UPVC double glazed frosted window to the side aspect, staircase to the first floor landing and doors to the living room, downstairs w.c. and utility room.

W.C.

Fully tiled walls, pedestal wash basin with mixer tap, central heating radiator, low flush w.c. and UPVC double glazed frosted window to the side aspect.

LIVING ROOM

13'11" x 16'11" (4.25m x 5.18m)

UPVC double glazed windows to the side and front, central heating radiator, solid wooden pine floor and multi fuel cast iron burner inset onto a slate hearth with solid wooden mantle above. Door leading into the kitchen.



KITCHEN

11'11" x 11'8" (3.64m x 3.58m)

Range of wall and base units with granite work surface over and granite upstanding above. 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap, integrated dishwasher, Range cooker with five ring gas hob, stainless steel splash back and cooker hood over. Integrated fridge, UPVC double glazed window overlooking the open aspect view to the rear, fully tiled floor with underfloor heating, contemporary radiator and door providing access into the utility room. Feature archway into the sitting/dining room.

UTILITY

8'11" x 11'11" (min) x 13'7" (max) (2.72m x 3.65m (min) x 4.16m (max))

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space for a fridge/freezer, space and plumbing for a washing machine, UPVC double glazed windows to the rear and side. Timber door providing access to the rear garden, fully tiled floor with underfloor heating, strip lighting, contemporary chrome radiator and door providing access to the understairs storage cupboard.

SITTING/DINING ROOM

18'6" x 15'3" (5.64m x 4.65m)

Fully tiled floor with underfloor heating, a set of UPVC double glazed bi-folding doors leading out to the rear garden, two contemporary radiators and UPVC double glazed window to the front aspect.



FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation and doors providing access to four bedrooms, office and the house bathroom.

BATHROOM/W.C.

7'11" (max) x 5'6" (min) x 6'5" (2.42m (max) x 1.68m (min) x 1.97m)

Three piece suite comprising concealed low flush w.c., pedestal wash basin with mixer tap and P-shaped bath with curved glass shower screen, chrome mixer tap and

mixer shower attachment above. UPVC double glazed frosted window overlooking the rear elevation, two built in storage cupboards with fixed shelving within, chrome ladder style radiator and UPVC cladding to the ceiling.



BEDROOM ONE

13'2" x 15'2" (4.02m x 4.63m)

UPVC double glazed windows to the front and rear elevation, two central heating radiators and door providing access to the en suite bathroom.



EN SUITE BATHROOM/W.C.

4'11" x 9'11" (1.50m x 3.04m)

Three piece suite comprising panelled bath with central mixer tap and chrome shower attachment, pedestal wash basin with mixer tap and low flush w.c. Laminate walls, wall mounted extractor fan, large chrome ladder style radiator and door providing access to the walk in wardrobe with light, fixed railings and shelving.



BEDROOM TWO

7'11" x 13'11" (2.42m x 4.25m)

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

BEDROOM THREE

13'10" x 8'10" (4.23m x 2.70m)

UPVC double glazed windows to the front and side elevation and central heating radiator.



BEDROOM FOUR

13'10" x 7'8" (4.24m x 2.36m)

UPVC double glazed window overlooking the side elevation and central heating radiator.

OFFICE

3'4" (min) x 6'8" (max) x 8'7" (1.02m (min) x 2.05m (max) x 2.64m)

UPVC double glazed window overlooking the front elevation, loft access with bi-folding wooden staircase ladder and built in storage cupboard with fixed shelving within.

OUTSIDE

To the front of the property there is an attractive L-shaped lawned garden with planted borders and tarmac driveway providing ample off road parking running own the side of the property providing off road parking for at least four vehicles leading to the single detached garage with electric door. To the rear there is a timber decked patio area, perfect for entertaining and dining purposes overlooking a tiered attractive lawned garden with open aspect fields behind the property with a large timber shed, glass greenhouse, timber wood store and surrounded by timber panelled surround fences.



PLEASE NOTE

Please be advised that all buyers should make their own enquiries with regards to the pending development to the rear of the property.

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.