Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

70 Altofts Lodge Drive, Altofts, WF6 2LD

For Sale Freehold £215,000

Proudly introduced to the market is this true two-bedroom semi detached bungalow, ideally positioned in the highly sought-after location of Altofts. The property is offered with vacant possession and no onward chain, presenting an excellent opportunity for those looking to downsize or create their forever home.

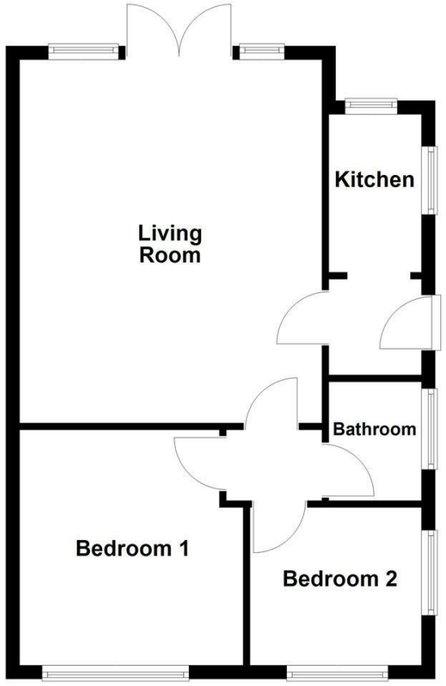
The accommodation briefly comprises an entrance to the side elevation leading into a galley-style kitchen, which in turn opens into a spacious living room featuring a gas fireplace and uPVC patio doors providing direct access to the rear garden. From the inner hallway, there is access to all main rooms, including a well-proportioned double bedroom with fitted wardrobes, a versatile single bedroom ideal as a guest room or home office, and a modern three-piece shower room. Externally, the property benefits from attractive gardens to both the front and rear. To the front, there is a driveway providing off-street parking, leading to a detached garage, alongside a lawned garden enclosed by a combination of timber fencing and a brick boundary wall. To the rear, there is a flagged patio area and a lawned garden, fully enclosed by timber fencing and enjoying a south-westerly aspect.

Additional features include uPVC double glazing and gas central heating throughout. The property offers excellent potential for modernisation and personalisation, allowing the next owner to truly make it their own.

Conveniently located, the bungalow is just a short distance from Normanton Train Station, close to scenic countryside walks, and within easy reach of M1 motorway links—ideal for commuters.

An internal viewing is highly recommended to fully appreciate the accommodation and potential this delightful bungalow has to offer.

Ground Floor

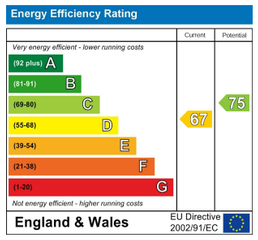


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

ACCOMMODATION

ENTRANCE HALL
Entrance door to the side of the property into the entrance hall, central heating radiator, loft access. Door into the living room, opening into the kitchen, fitted storage cupboards.

KITCHEN
6'5" x 7'5" (1.98m x 2.27m)
Two UPVC double glazed windows to the side and rear. Space and plumbing for a washing machine, and space for a dryer/dishwasher, integrated cooker and integrated oven, laminate work surfaces, and a stainless-steel sink with mixer tap and drainer. There's a four-ring hob with tiled splashback and ledge.

LIVING ROOM
UPVC double glazed French doors to the rear, UPVC double glazed windows to the rear, central heating radiator, gas fireplace with feature surround, coving to the ceiling. Door to the inner hallway.

INNER HALLWAY
Doors to two bedrooms and the shower room.

SHOWER ROOM
5'8" x 5'2" (1.75m x 1.60m)
Frosted UPVC double glazed window to the side, central heating radiator, fully tiled, extractor fan. Low flush W.C., pedestal wash basin with mixer tap, corner shower unit with ceramic tray, mixer tap and shower attachment.

BEDROOM ONE
10'8" x 11'0" (3.27m x 3.37m)
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes.

BEDROOM TWO
11'7" x 7'9" (3.55m x 2.38m)
Two UPVC double glazed windows to the front and side, central heating radiator.

OUTSIDE
To the front of the property there us a flagged driveway leading to a long garden enclosed by timber fencing and a brick-built wall to the front. There's access through the driveway to the side elevation, opening into the hallway through a composite door. The driveway also leads to an attached garage with a manual up-and-over door and access to the rear elevation garden. To the rear of the property, there's a paved patio and a long garden enclosed by timber fencing. It's a southwest-facing garden.

COUNCIL TAX BAND
The council tax band for this property is B.

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.

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

VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.