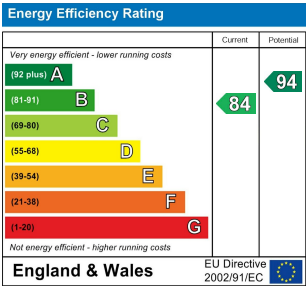


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 8 Church Grove, Altofts, WF6 2FZ

### For Sale Freehold £270,000

A four bedroomed contemporary style town house nestled in a thoughtfully designed development, situated on the fringe of this sought after village.

This lovely family home has a garden and parking area to the front and is approached via a welcoming reception hall that has a cloaks cupboard off to the side. The downstairs w.c. also accommodates the washing machine freeing up space in the dining kitchen. The contemporary style living room has French doors to the front and flows through into a high specification kitchen to the rear which is fitted with a quality range of units with integrated appliances and Velux rooflights for additional natural light. To the first floor there are two well proportioned bedrooms served by the family bathroom/w.c. whilst to the second floor there are two further bedrooms and a family shower room. Outside, to the front there is a private lawned garden together with two parking spaces and an EV charging point. To the rear of the house there is a smaller garden and paved pathway around to the front.

This well regarded development is situated in this small and exclusive enclave on the fringe of Altofts. Altofts itself offers a good range of local shopping, schooling and recreational facilities with a wider range of amenities available in the nearby centres of Normanton and Castleford. Travel further afield is very convenient with junction 31 of the M62 motorway just one mile away and ready access to both Normanton and Glasshoughton railway stations.





## ACCOMMODATION

### RECEPTION HALL

11'9" x 6'10" max [3.6 x 2.1 max]

Contemporary style composite entrance door, built-in cloaks cupboard, central heating radiator and staircase to the first floor.

### LIVING ROOM

17'4" x 11'1" [5.3 x 3.4]

A lovely contemporary style living space with French doors to the front, double central heating radiator and open through to the kitchen to the rear.



### L-SHAPED DINING KITCHEN

18'4" x 7'10" widening to 9'10" [5.6 x 2.4 widening to 3.0]

Fitted to a fantastic standard with a range of contemporary style wall and base units, the kitchen area incorporates a 1.5 sink unit with mixer tap and has integrated appliances including a ceramic hob with filter hood over, built-in oven, built-in fridge/freezer and integrated

dishwasher. There is also a matching breakfast bar. To the side of the kitchen area there is an adjoining dining area that also has an external door out to the rear. The kitchen area enjoys an abundance of natural light with a Velux rooflight built into the vaulted ceiling.



### DOWNSTAIRS W.C.

6'10" x 6'2" max [2.1 x 1.9 max]

With a low suite wc, wash basin and also having space and plumbing for a washing machine.

### FIRST FLOOR LANDING

Staircase leading on to the second floor. Doors to both bedrooms and the family bathroom/w.c.

### BEDROOM TWO

11'5" x 11'1" [3.5 x 3.4]

A well proportioned double bedroom with a window to the front and central heating radiator.



### BEDROOM THREE

11'5" x 7'2" [3.5 x 2.2]

A further well proportioned bedroom with a central heating radiator and a window to the rear.

### HOUSE BATHROOM/W.C.

8'6" x 6'6" max [2.6 x 2.0 max]

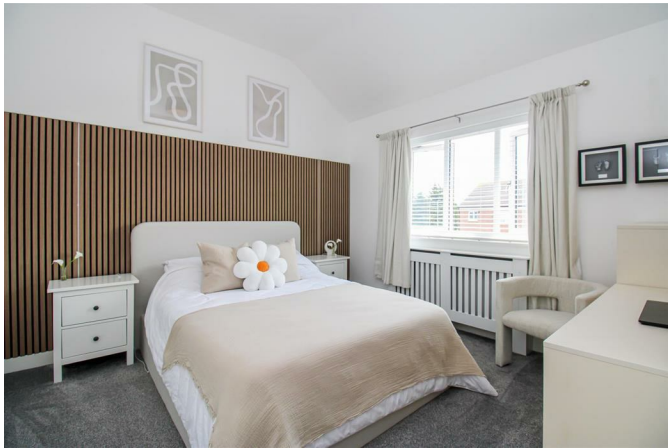
A generously proportioned room fitted with a contemporary style white and chrome three piece suite comprising panelled bath with shower over, vanity wash basin and low suite w.c. Part tiled walls and frosted window to the front.



## SECOND FLOOR

### PRINICIPAL BEDROOM

A large principal bedroom having the added benefit of a vaulted ceiling, contemporary part panelled wall, central heating radiator and windows to the front.



### BEDROOM 4

8'10" x 4'11" [2.7 x 1.5]

Overlooking the rear of the property

### SHOWER ROOM/W.C.

6'10" x 6'10" [2.1 x 2.1]

Fitted to a high standard with a corner shower cubicle with twin-head shower, vanity wash basin and low suite w.c. Chrome ladder style heated towel rail.

## OUTSIDE

To the front, the property has a lawned garden together with two private parking spaces and an EV charging point. There is a further garden to the rear with a small lawn and a paved pathway around to the front.



## PLEASE NOTE

Please note that this house was constructed using the innovative Structural Insulated Panel technique. Please ask for further details.

## COUNCIL TAX BAND

The council tax band for this property is C.

## 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.