



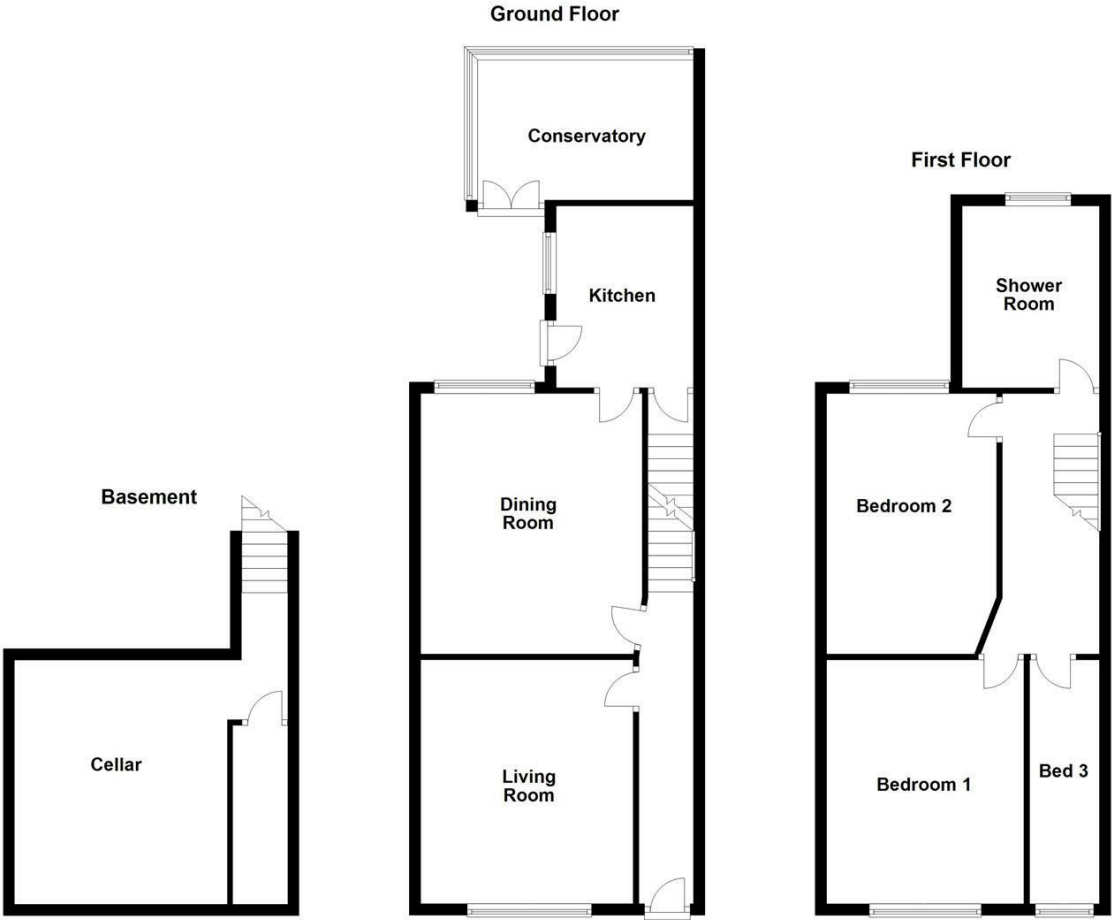
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

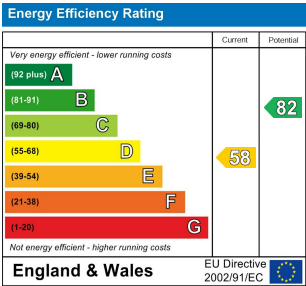


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 19 Patience Lane, Altofts, WF6 2LE

### For Sale Freehold £220,000

A larger style period semi detached house offering spacious well proportioned accommodation with the added benefit of a garden and garage to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that leads through into a good sized living room with feature fireplace. To the rear there is a separate well proportioned dining room that leads on through into a kitchen with door out to the back garden. Beyond the kitchen there is a conservatory taking full advantage of the south facing views over the garden. To the first floor there are two good sized double bedrooms, plus a further single bedroom, all served by a well proportioned and re-fitted modern shower room. Outside, the property has a modest garden to the front with a pathway leading round the side to the rear where there is a larger garden with a formal lawn and shrub beds. Beyond which is the garage accessed from the neighbouring Altofts Lodge Drive.

The property is situated in this popular residential area within easy reach of the village shops, schools and recreational facilities. A broader range of amenities area available in the nearby town centres of Normanton and Castleford, both of which have their own railway stations and ready access to the national motorway network.





## ACCOMMODATION

### RECEPTION HALL

Composite front entrance door, central heating radiator and stairs to the first floor.

### LIVING ROOM

14'1" x 12'1" (4.3m x 3.7m)

Window to the front, central heating radiator and feature fireplace with marbled insert and hearth housing a living flame coal effect gas fire.



### DINING ROOM

15'1" x 12'9" (4.6m x 3.9m)

Window overlooking the back garden, central heating radiator, picture rail and further feature fireplace with ornate wooden surround and marble inset and hearth housing a gas fire.



### KITCHEN

10'5" x 7'10" (3.2m x 2.4m)

Window and composite external door to the side. Fitted with a good range of wooden front wall and base units with laminate worktops and tiled walls. Inset stainless steels sink unit, four ring stainless steel gas hob with filter hood over, built in oven, integrated undercounter fridge and space and plumbing for a washing machine. Ceramic tiled floor and door to the cellar head.

### CONSERVATORY

12'5" x 8'2" (3.8m x 2.5m)

UPVC double glazed construction and taking full advantage of the southerly views over the back garden.

### CELLAR

14'1" x 12'5" (4.3m x 3.8m)

Large storage cellar providing valuable additional storage space and access to former fuel store (3.0m x 1.0m)

### FIRST FLOOR LANDING

Spacious landing with access to three bedrooms and the shower room.

### BEDROOM ONE

14'1" x 11'5" (4.3m x 3.5m)

Window to the front and double central heating radiator.



### BEDROOM TWO

15'1" x 10'2" (4.6m x 3.1m)

Further large double bedroom with window to the rear and double central heating radiator.

### BEDROOM THREE

14'1" x 3'11" (4.3m x 1.2m)

Window to the front and central heating radiator. Loft access point.

### SHOWER ROOM/W.C.

10'5" x 7'10" (3.2m x 2.4m)

Fitted with a modern three piece white and chrome suite comprising walk in shower cubicle with glazed screens and thermostatic shower, pedestal wash basin and low suite w.c. Frosted window to the rear, predominantly tiled walls, ceramic tiled floor, double central heating radiator and built in cupboard housing the Worcester gas fired combination central heating boiler.



### OUTSIDE

To the front the property has a neat garden with specimen plating and having a gate leading round the side of the house. To the rear there is a paved courtyard which leads up to the conservatory which is situated to the rear of the kitchen and overlooks the garden. The back garden is well kept with a lawn and well stocked shrubberies, as well as a useful garden shed. Beyond the garden there is a single garage accessed from Altofts Lodge Drive to the side.



### 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.

### 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.