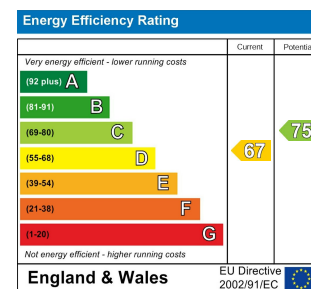
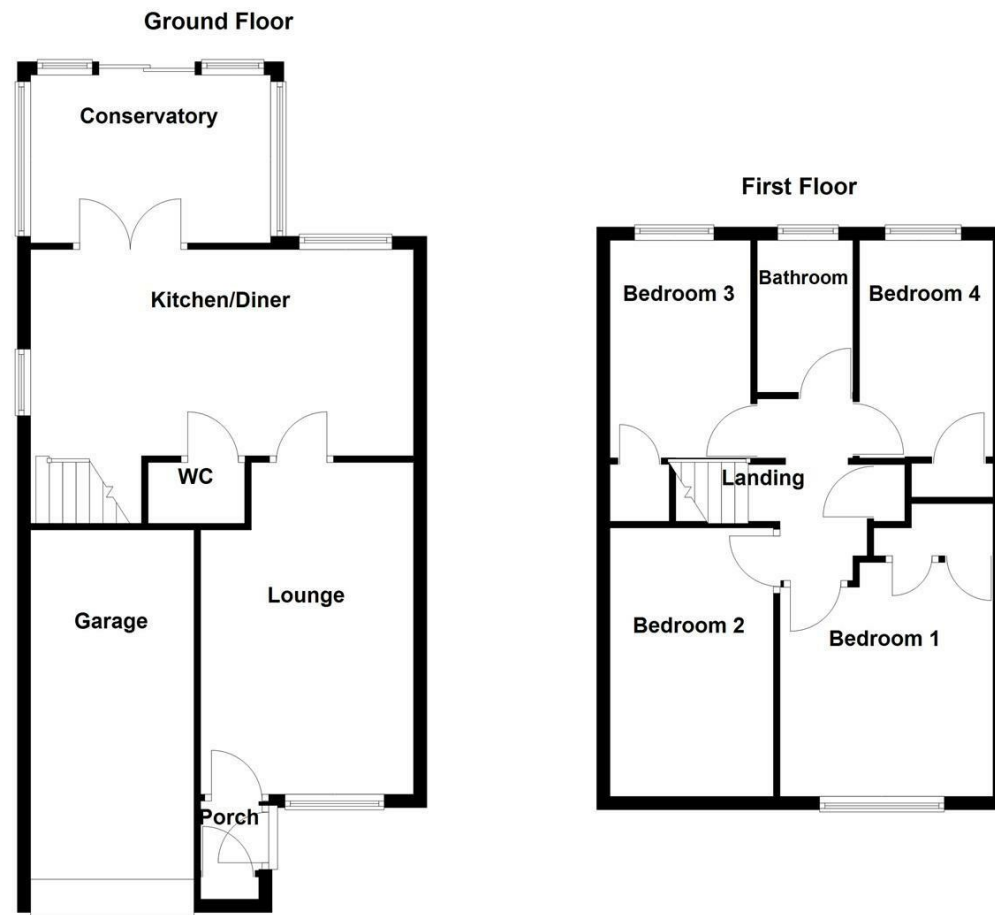




WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute 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.



17 Hastings Court, Altofts, WF6 2SH
For Sale Freehold £325,000

Situated on a sought after residential development, this well presented four bedroom detached property benefits from driveway parking, an attached garage and enclosed rear gardens.

The accommodation briefly comprises an entrance porch leading into a welcoming lounge, a spacious kitchen diner, a ground floor WC and a rear conservatory providing additional living space. To the first floor, there are four well proportioned bedrooms together with a modern family bathroom. Externally, the property enjoys an integral garage with up-and-over door and a tarmac driveway providing off street parking for two to three vehicles. To the rear is a fully enclosed garden featuring a flagged patio seating area and a split level lawn, ideal for family use and entertaining.

Ideally positioned close to Normanton town centre and within easy driving distance of Wakefield, the property is well suited for commuters. Finished to a high standard throughout and ready to move into, early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

UPVC entrance door into the porch, central heating radiator, built-in storage cupboard and a door into the lounge.

LOUNGE

16'3" x 10'5" [4.97m x 3.20m]

UPVC double glazed window to the front, central heating radiator.. A door leads through to the kitchen/diner.



KITCHEN/DINER

18'10" x 10'1" [5.76m x 3.09m]

UPVC double glazed window to the rear, UPVC double glazed frosted window to the side, and French doors leading out to the conservatory, spotlights, access to the downstairs W.C.. The modern fitted kitchen comprises an array of wall and base units with wood effect laminate worktops, glass splashbacks, gas hob with cooker hood, integrated double oven and microwave, integrated fridge freezer, integrated dishwasher, and space for a washing machine.

DOWNSTAIRS W.C.

4'10" x 3'1" [1.49m x 0.96m]

Fitted with a wash hand basin with mixer tap, low level WC, central heating radiator, and tiled splashbacks.

CONSERVATORY

12'5" x 8'3" [3.80m x 2.54m]

Windows to the rear and side, sliding French doors opening out to the garden, a central heating radiator, and wood effect vinyl flooring. Currently used as a second sitting room.



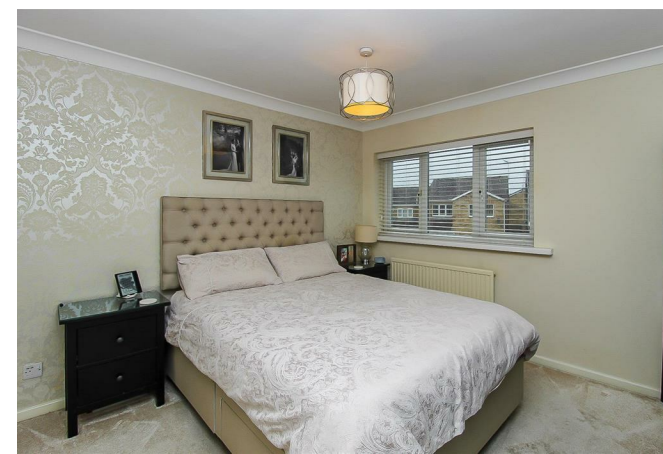
FIRST FLOOR LANDING

Access to four bedrooms and the family bathroom and includes a built-in storage cupboard over the stairs.

BEDROOM ONE

11'6" x 10'7" [3.51m x 3.23m]

UPVC double glazed window to the front, central heating radiator, and built-in storage cupboards to one side.



BEDROOM TWO

13'2" x 8'1" [4.03m x 2.47m]

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



BEDROOM THREE

10'3" x 6'9" [3.13m x 2.06m]

UPVC double glazed window to the rear, central heating radiator, and a built-in storage cupboard over the stairs.



BEDROOM FOUR

10'5" x 6'11" [3.18m x 2.12m]

UPVC double glazed window to the rear, central heating radiator, and a built-in storage cupboard.

BATHROOM

7'5" x 4'9" [2.28m x 1.45m]

Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled walls and spotlights. The suite comprises a panelled

bath with electric shower and glass screen, wash hand basin with mixer tap, low-level WC.



OUTSIDE

To the front of the property there is driveway parking providing ample space for two to three vehicles which leads to an integral single garage. To the rear of the property, the garden benefits from a flagged patio seating area with steps leading up to a low maintenance lawn and side access.



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.

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.