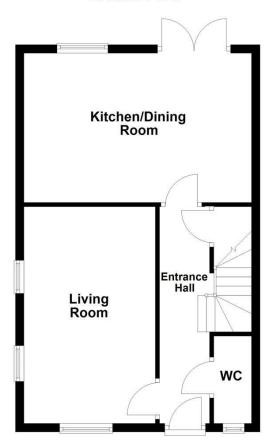
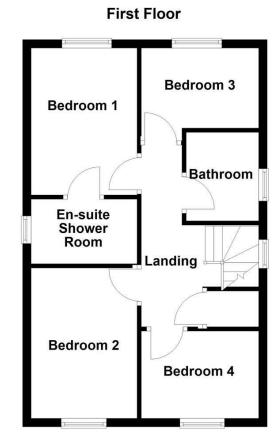
Ground Floor





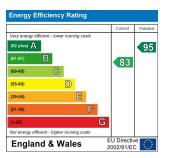
IMPORTANT NOTE TO PURCHASERS

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.

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.



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NORMANTON 01924 899 870 PONTEFRACT & CASTLEFORD

01977 798 844



4 Ashfield Drive, Altofts, WF6 2GD

For Sale Freehold £290,000

Situated on this modern development is this superbly presented four bedroom detached home, tastefully decorated to a high standard in a contemporary style and benefitting from ample driveway parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room and modern kitchen/dining room. The first floor landing leads to four well proportioned bedrooms [main with en suite shower room] and house bathroom. Outside to the front is a wood chipped garden and driveway providing off road parking for three vehicles. To the rear is an enclosed attractive lawned garden with patio areas, perfect for al fresco dining.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended

















ACCOMMODATION

ENTRANCE HALL

16'9" x 7'2" (max) x 3'8" (min) (5.12m x 2.2m (max) x 1.12m (min))

Composite front entrance door, stairs to the first floor landing with understairs storage cupboard, central heating radiator and doors to the downstairs w.c., living room and kitchen/diner.

W.C.

6'8" x 2'11" (2.05m x 0.9m)

UPVC double glazed frosted window to the front, tiled flooring, central heating radiator, low flush and pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

16'9" x 10'2" (5.12m x 3.1m)

UPVC double glazed windows to the side and front with built in shutters, tiled flooring and central heating radiator.



KITCHEN/DINER

17'7" x 11'6" (5.36m x 3.53m)

Range of modern shaker style wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer, integrated double oven, four ring gas hob with extractor hood. Integrated fridge/freezer, integrated dishwasher and integrated washing machine. Central heating radiator, tiled flooring, UPVC double glazed window and a set of French doors to the rear garden.



FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed window to the side, loft access, overstairs storage cupboard, doors to four bedrooms and house bathroom.

BEDROOM ONE

11'5" x 8'2" (3.5m x 2.5m)

UPVC double glazed window to the rear, central heating radiator and door leading into the en suite shower room.



EN SUITE SHOWER ROOM/W.C. 8'0" x 4'11" [2.45m x 1.52m]

Low flush w.c., pedestal wash basin with mixer tap and double shower cubicle with mains showerhead attachment. UPVC double glazed frosted window to the side, central heating radiator, spotlights and extractor fan.



BEDROOM TWO 8'2" x 11'7" [2.5m x 3.55m]

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



BEDROOM THREE

9'2" x 7'2" (max) x 6'3" (min) (2.81m x 2.2m (max) x 1.91m (min))
UPVC double glazed window to the rear and central heating

BEDROOM FOUR

6'7" x 9'2" [2.02m x 2.8m]

UPVC double glazed window to the front and central heating

BATHROOM/W.C. 5'7" x 6'10" [1.72m x 2.1m]

Low flush w.c., pedestal wash basin with mixer tap and panelled bath. UPVC double glazed frosted window to the side, spotlights, extractor fan and central heating radiator.



OUTSIDE

To the front is a wood chipped garden with paved pathway to the front door and driveway running down the side of the property providing off road parking for three vehicles. To the rear is a generous sized garden, mainly laid to lawn with wood chipped and planted areas. There are paved and decked patio areas, perfect for outdoor dining and entertaining, the garden is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

LOOR 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.

