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

7 Bosworth Avenue, Altofts, WF6 2SF

For Sale Freehold £160,000

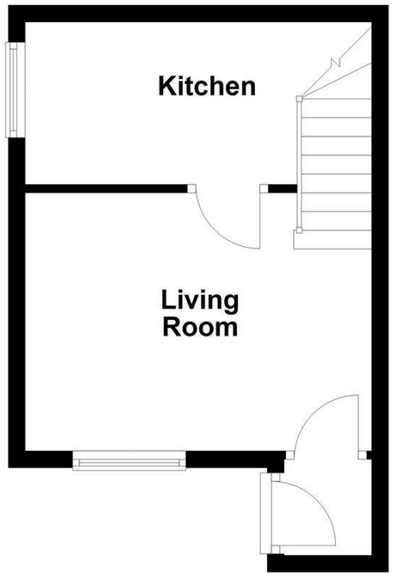
Proudly introduced to the market is this well presented two bedroom end terrace home, situated in the sought after area of Altofts and occupying a spacious plot. The property offers two bedrooms, a modern three piece bathroom suite and a fitted kitchen with integrated appliances, making it an ideal purchase for first time buyers or young families.

The accommodation briefly comprises a front porch leading into the living room, which in turn provides access to the kitchen. To the first floor, the landing leads to bedroom one, a good sized double, and bedroom two, a single room, along with a contemporary three piece bathroom suite. There is also loft access from the landing, with the gas combination boiler located in the loft space. Externally, the property benefits from gardens to the side and rear, incorporating a lawned area and flagged patio, all enclosed by timber fencing. There is also access to an outbuilding fitted with power, lighting and a UPVC window. The home further benefits from UPVC double glazing and gas central heating throughout.

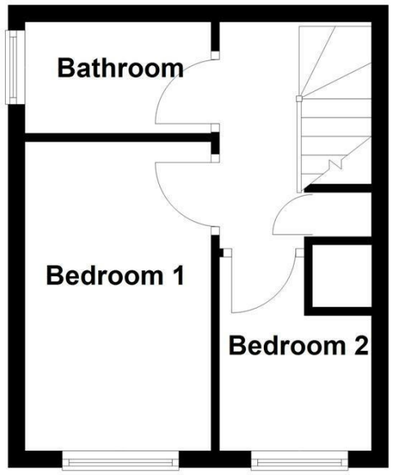
Well positioned for access to a range of local primary schools, motorway links and nearby countryside walks, this property offers both convenience and lifestyle appeal.

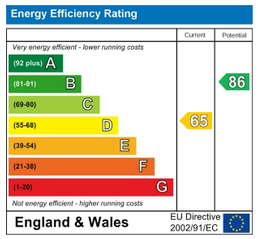
An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Ground Floor



First 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 PORCH
Composite entrance door opening into the front porch with laminate flooring and storage cupboard, providing access into the living room.

LIVING ROOM
10'0" x 13'7" (3.07m x 4.16m)
Laminate flooring, central heating radiator, double glazed UPVC window to the front elevation, staircase leading to the first floor and entrance into the kitchen.

KITCHEN
13'7" x 10'0" plus 6'0" x 13'6" (4.16m x 3.07m plus 1.84m x 4.12m)
Laminate flooring, central heating radiator, range of wall and base units, integrated cooker with four ring gas hob and extractor hood, tiled splashback, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge and freezer, under stairs storage cupboard and double glazed UPVC window to the rear elevation.

FIRST FLOOR LANDING
Carpeted and provides access to bedrooms one and two, the house bathroom and over stairs storage cupboard. The boiler is located in the loft.

BATHROOM/W.C.
4'6" x 7'3" (1.38m x 2.21m)
Tiled flooring, pedestal wash basin with mixer tap, low flush w.c., panelled bath with hot and cold taps and shower attachment, chrome towel radiator, fully tiled walls and frosted double glazed UPVC window to the side elevation.

BEDROOM ONE
11'6" x 7'3" (3.53m x 2.22m)
Carpeted flooring, central heating radiator and double glazed UPVC window to the side elevation.

BEDROOM TWO
8'7" x 5'8" (2.63m x 1.73m)
Carpeted flooring, central heating radiator, double glazed UPVC window to the front elevation, spotlights to the ceiling and over stairs storage cupboard.

OUTSIDE
Externally, the property benefits from gardens to the rear and side elevations with a mix of lawn and flagged patio areas enclosed by timber fencing. There is an outbuilding fitted with power, lighting, laminate flooring and UPVC window, suitable for use as a home office, study, business space, bar room or nursery.

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

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.