Richard Kendall Estate Agent

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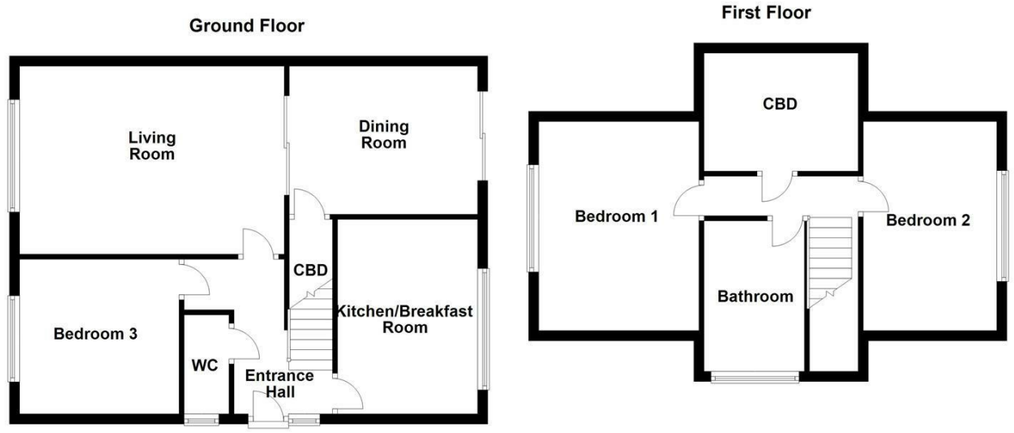
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



36 High Green Road, Altofts, WF6 2LG

For Sale Freehold £380,000

A three bedroom detached house, which sits on a substantial plot with ample off road parking, three double bedrooms, two reception rooms, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., kitchen breakfast room, living room with timber doors into the dining room and the third bedroom. To the first floor there are two further double bedrooms and the house bathroom/w.c. Outside, to the front there is an attractive lawned garden and a tarmacadam driveway with turning area, which continues down the side of the property to the single detached garage with manual up and over door. A large paved patio area and an attractive lawned rear garden, which opens to pebbled bed areas all enclosed by hedges and fencing.

The property is within close proximity to the amenities and school in Altofts. The M62 motorway network is a short drive away, which is ideal for those commuting on a regular basis. Nearby to Normanton town centre an Castleford town centre for those looking for larger amenities.

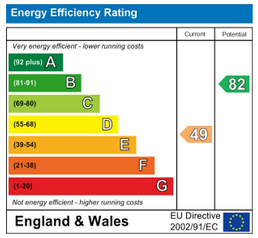
An internal viewing is highly recommended.

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 HALL
UPVC double glazed side entrance door with UPVC double glazed panels to the side. Staircase with double hand rail leading to the first floor landing, central heating radiator, doors to the kitchen breakfast room, living room, downstairs w.c. and bedroom three.

LIVING ROOM
12'1" x 17'6" (3.69m x 5.34m)
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator, wall light, gas fire on a tiled hearth with decorative stone surround, sliding timber doors into the dining room.

DINING ROOM
12'2" x 9'6" (3.72m x 2.91m)
Aluminium sliding patio doors leading into the extensive large rear garden, central heating radiator, coving to the ceiling, sliding timber door into the kitchen breakfast room and door to understairs storage cupboard.

KITCHEN BREAKFAST ROOM
12'6" x 8'11" (3.82m x 2.72m)
A range of wall and base units with laminate work surface over, tiled walls, UPVC double glazed window to the rear, automatic washing machine (included within the sale), double oven and grill with four ring electric hob (included within the sale), stainless steel sink and drainer with two taps, UPVC double glazed frosted window to the side, UPVC double glazed window to the rear, inset spotlights to the ceiling, breakfast bar, central heating radiator, space for fridge freezer.

DOWNSTAIRS W.C.
Low flush w.c., wash basin with mixer tap on vanity cupboard, tiled walls and floor. Chrome ladder style radiator, shaver socket point, UPVC double glazed frosted window to the side.

BEDROOM THREE
10'4" x 10'0" (3.16m x 3.05m)
Coving to the ceiling, UPVC double glazed window to the front aspect, central heating radiator.

FIRST FLOOR LANDING
Loft access, doors to the bedrooms and bathroom/w.c. Storage cupboard with hanging rails and airing tank.

BEDROOM ONE
10'4" x 13'6" (3.17m x 4.13m)
UPVC double glazed window to the front, central heating radiator.

HOUSE BATHROOM/W.C.
9'8" x 6'6" (2.95m x 2m)
Larger than average shower cubicle with sliding door and mixer shower. Panelled bath with two taps, wash basin with mixer tap set on vanity cupboards and a low flush w.c. Tiled walls, tiled floor, large chrome ladder style radiator, inset spotlights to the ceiling, UPVC double glazed frosted window to the side elevation.

BEDROOM TWO
9'0" x 13'6" (2.75m x 4.12m)
UPVC doubled window overlooking the rear elevation and a central heating radiator.

OUTSIDE
To the front there is an attractive lawned garden with a tarmacadam l-shaped driveway providing a turning circle and planted border. The driveway continues down the side of the property, useful for bin storage and leads to a single detached garage with manual up and over door, UPVC frosted side window. Outside lights. There is a paved patio area with attractive lawn. Paved pathway and timber garden shed. A larger than average rear garden with greenhouse, low maintenance pebbled areas, timber panelled fence surrounds with privet hedges.

COUNCIL TAX BAND
The council tax band for this property is D

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.