



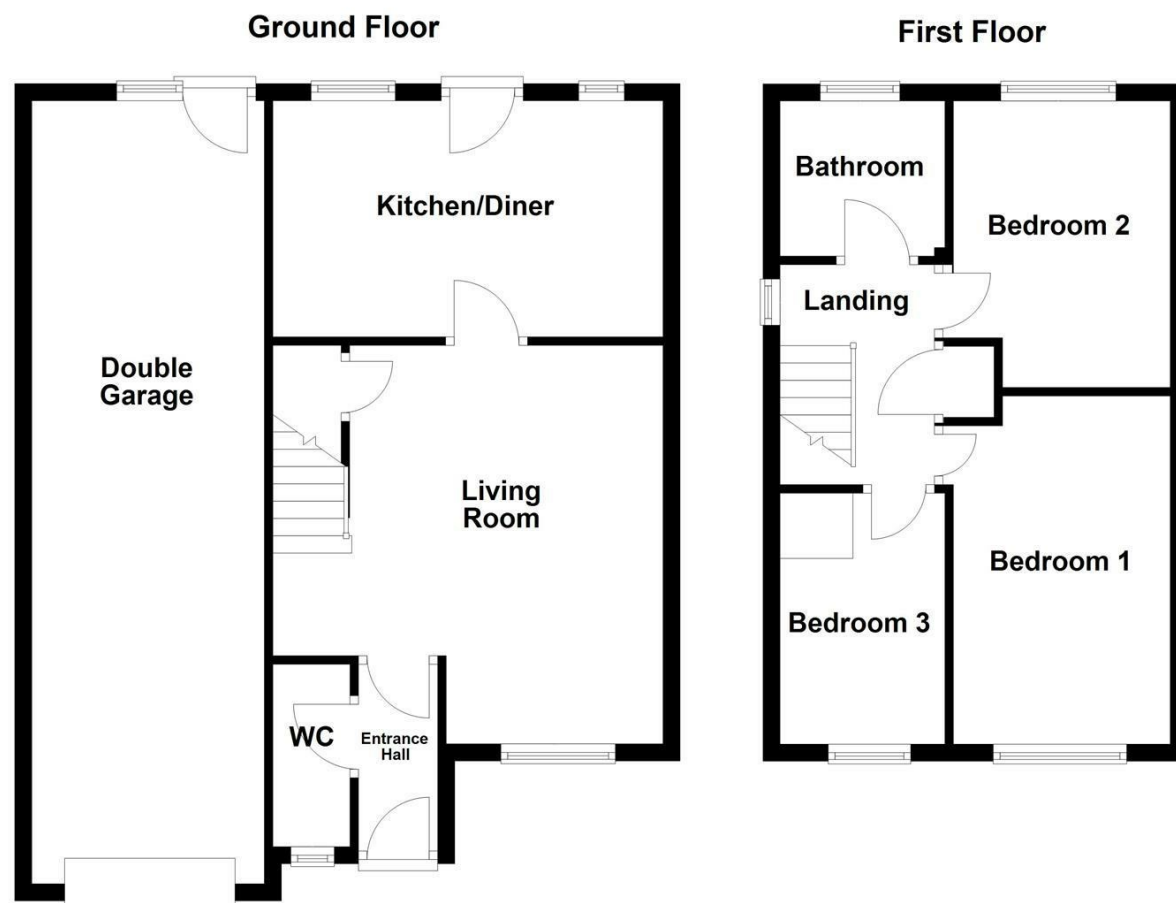
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



30 Eskdale Avenue, Altofts, WF6 2RE

For Sale Freehold £210,000

Nestled within this sought after modern development in Normanton is this superbly presented three bedroom semi-detached home. Offering well proportioned accommodation throughout, including spacious reception areas, an attractive enclosed rear garden, and a double tandem style garage with excellent potential for conversion (subject to the necessary consents), this is a property that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with access to the downstairs WC and living room. The living room leads through to an inner hallway with staircase rising to the first floor, useful understairs storage, and access to the kitchen dining room. The kitchen diner overlooks and provides access to the rear garden. To the first floor, the landing provides access to the loft, an airing/storage cupboard, three well-proportioned bedrooms, and the house bathroom. Externally, to the front of the property is a tarmac driveway providing off street parking for two to three vehicles and leading to the attached tandem double garage, which benefits from an up-and-over door, power, lighting, and a separate rear access door. The rear garden is predominantly laid to lawn and features well stocked borders with a variety of mature flowers and shrubs. There are also paved patio seating areas, ideal for outdoor dining and entertaining, together with space for a timber garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

The property occupies a fantastic location and is likely to appeal to a wide range of buyers, including first-time purchasers, growing families, and professional couples. A variety of local shops, amenities, and well regarded schools can be found nearby, with Normanton town centre just a short distance away. The town benefits from regular bus services and its own railway station, offering convenient links to major centres including Leeds and Sheffield. For those commuting further afield, the M62 motorway network is only a short drive away.

An internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

3'0" x 7'0" [0.93m x 2.15m]

A frosted UPVC double glazed entrance door provides access into the property. Featuring coving to the ceiling, a central heating radiator, and doors leading to the downstairs WC and living room.

DOWNSTAIRS W.C.

7'0" x 2'11" [2.15m x 0.90m]

Fitted with a frosted UPVC double glazed window to the front elevation, concealed cistern low-flush WC, vanity wash hand basin with mixer tap and built in storage, tiled splashback, and tiled flooring.

LIVING ROOM

15'4" x 14'11" [max] x 8'7" [min] [4.68m x 4.56m [max] x 2.63m [min]]

A spacious reception room featuring a UPVC double glazed window to the front elevation, two central heating radiators, coving to the ceiling, and an attractive gas fireplace, currently disconnected, with marble hearth and surround and wooden mantel. Stairs provide access to the first floor landing, with useful understairs storage and a door leading through to the kitchen diner.



KITCHEN DINER

14'11" x 8'11" [4.55m x 2.73m]

Fitted with two UPVC double glazed windows overlooking the rear garden and a frosted UPVC double glazed door providing external

access. The kitchen comprises a range of wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with extractor canopy above, integrated oven, plumbing and space for a washing machine, and space for an under counter fridge/freezer. A central heating radiator and coving to the ceiling complete the room.

FIRST FLOOR LANDING

8'5" x 6'1" [max] x 2'10" [min] [2.58m x 1.87m [max] x 0.87m [min]]

With a UPVC double glazed window to the side elevation, loft access, storage cupboard, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'5" x 8'6" [max] x 6'4" [min] [4.10m x 2.61m [max] x 1.95m [min]]

Featuring a UPVC double glazed window to the front elevation, central heating radiator, and coving to the ceiling.



BEDROOM TWO

11'0" x 8'6" [max] x 6'4" [min] [3.36m x 2.61m [max] x 1.95m [min]]

With a UPVC double glazed window to the rear elevation and a central heating radiator.



BEDROOM THREE

9'8" x 6'5" [max] x 6'9" [min] [2.97m x 1.96m [max] x 2.06m [min]]

Having a UPVC double glazed window to the front elevation, central heating radiator, and useful bulkhead storage area.



BATHROOM

6'8" x 5'11" [2.05m x 1.82m]

Appointed with a frosted UPVC double glazed window to the rear elevation, spotlighting to the ceiling, central heating radiator, concealed cistern low flush WC, ceramic wash hand basin with mixer tap set within a vanity storage unit, and a panelled bath with mixer tap and mains-fed shower attachment. The room also benefits from a shower screen and full height wall tiling.



OUTSIDE

To the front of the property is a low maintenance garden, predominantly providing off road parking for two to three vehicles and giving access to the front entrance door and attached double garage. The rear garden is mainly laid to lawn and incorporates well stocked planted borders containing a variety of mature flowers and shrubs. A paved patio area provides an ideal space for outdoor dining and entertaining, whilst there is also space for a timber garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



DOUBLE GARAGE

8'10" x 30'1" [2.70m x 9.18m]

A tandem style double garage with up-and-over door access from the driveway, power and lighting, and a separate UPVC side access door from the rear. There is also a frosted UPVC double glazed window to the rear and a vaulted ceiling. Offering excellent potential for conversion, subject to the necessary planning consents.

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.

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.