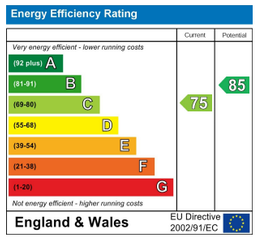
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

1 Park View, Altofts, WF6 2PB

For Sale Freehold £264,600

Situated in the Altofts area of Normanton is this four bedroom end town house, with accommodation spanning over three floors, the property benefits from ample reception space and a low maintenance enclosed rear garden.

The property briefly comprises of an entrance hall, which provides access to the downstairs W.C., the kitchen/breakfast room, and the integral garage. The kitchen/breakfast room has UPVC double glazed French doors leading to the rear of the property. Stairs from the entrance hall lead to the first floor landing, where there is access to a spacious living room, the family bathroom, and bedroom two. A further staircase leads to the second floor, where the Landing provides access to bedroom one, bedroom three and bedroom four. Bedroom one benefitting from fitted wardrobes and an en suite shower room. Outside, to the front of the property, the garden is low maintenance and includes a tarmacadam driveway providing off road parking for one vehicle and leading to a single integral garage. A paved path with a slate border leads to the front door, with a side gate giving access to the rear. To the side of the property, there is a paved area ideal for a shed or bin storage. To the rear of the property, the garden is also low maintenance featuring artificial lawn and a paved patio, perfect for outdoor dining and entertaining purposes. It is fully enclosed with timber fencing, making it ideal for children and pets.

Normanton is an ideal location for a range of buyers especially the first time buyer, professional couple or those looking to downsize. The property is ideally located within walking distance of shops and recreational facilities in the area with transport links such as local bus routes, its own train station and the M62 motorway is only a stones throw away from the property.

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
12'11" x 8'3" (max) x 5'5" (min) (3.95m x 2.53m (max) x 1.66m (min))
Frosted UPVC double glazed front door into the entrance hall. UPVC double glazed frosted window to the front, stairs to the first floor landing, central heating radiator. Doors to the downstairs W.C., kitchen/breakfast room and the garage.

GARAGE
8'4" x 18'6" (2.56m x 5.65m)
Roll up door, power, light.

DOWNSTAIRS W.C.
2'5" x 6'6" (0.76m x 2.0m)
Frosted UPVC double glazed window to the side, extractor fan, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap.

KITCHEN/BREAKFAST ROOM
11'5" x 10'1" (3.5m x 3.08m)
UPVC double glazed French doors to the rear, spotlights, downlights, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, integrated oven, four ring gas hob with partial stainless steel splashback and stainless steel extractor hood above, tiled brick formation splashback. Integrated washing machine, integrated fridge freezer, integrated dishwasher, integrated wine cooler, breakfast bar with laminate worksurface over.

FIRST FLOOR LANDING
7'2" x 13'10" (2.2m x 4.23m)
Two UPVC double glazed windows one to the front and a frosted one to the side, central heating radiator, stairs providing access to the second floor landing. Doors to the living room, bedroom two and the house bathroom.

LIVING ROOM
15'3" x 11'7" (4.66m x 3.55m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM TWO
11'7" x 9'1" (3.55m x 2.78m)
UPVC double glazed window to the front, central heating radiator.

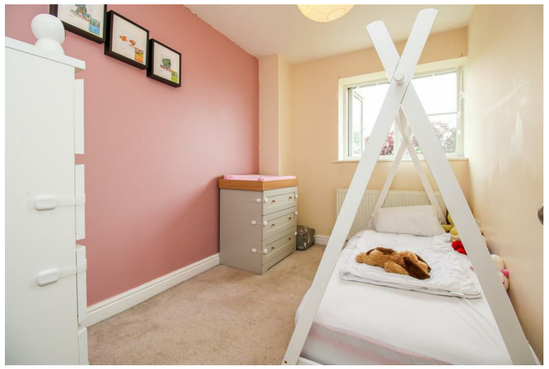
HOUSE BATHROOM
10'5" x 7'2" (3.2m x 2.2m)
Frosted UPVC double glazed window to the rear, extractor fan, spotlights, chrome ladder style central heating radiator. Low flush W.C., wall mounted wash basin with mixer tap, tiled in sunken bath with mixer tap, separate shower cubicle with mains fed overhead shower and glass shower screen, partial tiling.

SECOND FLOOR LANDING
13'5" x 7'1" (4.1m x 2.16m)
Two UPVC double glazed windows to the front and side, loft access, central heating radiator. Doors to bedroom one, bedroom three and bedroom four.

BEDROOM ONE
9'5" x 15'1" (2.88m x 4.6m)
UPVC double glazed window to the rear, fitted wardrobes with sliding partially mirrored doors, central heating radiator, door to the en suite shower room.

EN SUITE SHOWER ROOM
8'6" x 2'11" (2.6m x 0.91m)
Spotlights, extractor fan, chrome ladder style central heating radiator. Low flush W.C., wall mounted wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen, partial tiling.

BEDROOM THREE
10'9" x 7'1" (3.3m x 2.17m)
UPVC double glazed window to the rear, central heating radiator.



BEDROOM FOUR
11'8" x 9'3" (max) x 6'0" (min) (3.57m x 2.83m (max) x 1.84m (min))
UPVC double glazed window to the front, central heating radiator.

OUTSIDE
To the front of the property the garden is low maintenance with a tarmacadam driveway which provides off road parking for one vehicle and leading to the single integral garage, a paved pathway with a slate border leading to the front door and a side access gate to the rear garden. To the side of the property is a paved area, ideal space for a garden shed/ bin storage. To the rear of the property the garden is low maintenance and incorporates artificial lawn with a paved patio area, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing, ideal for pets and children.

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

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.