



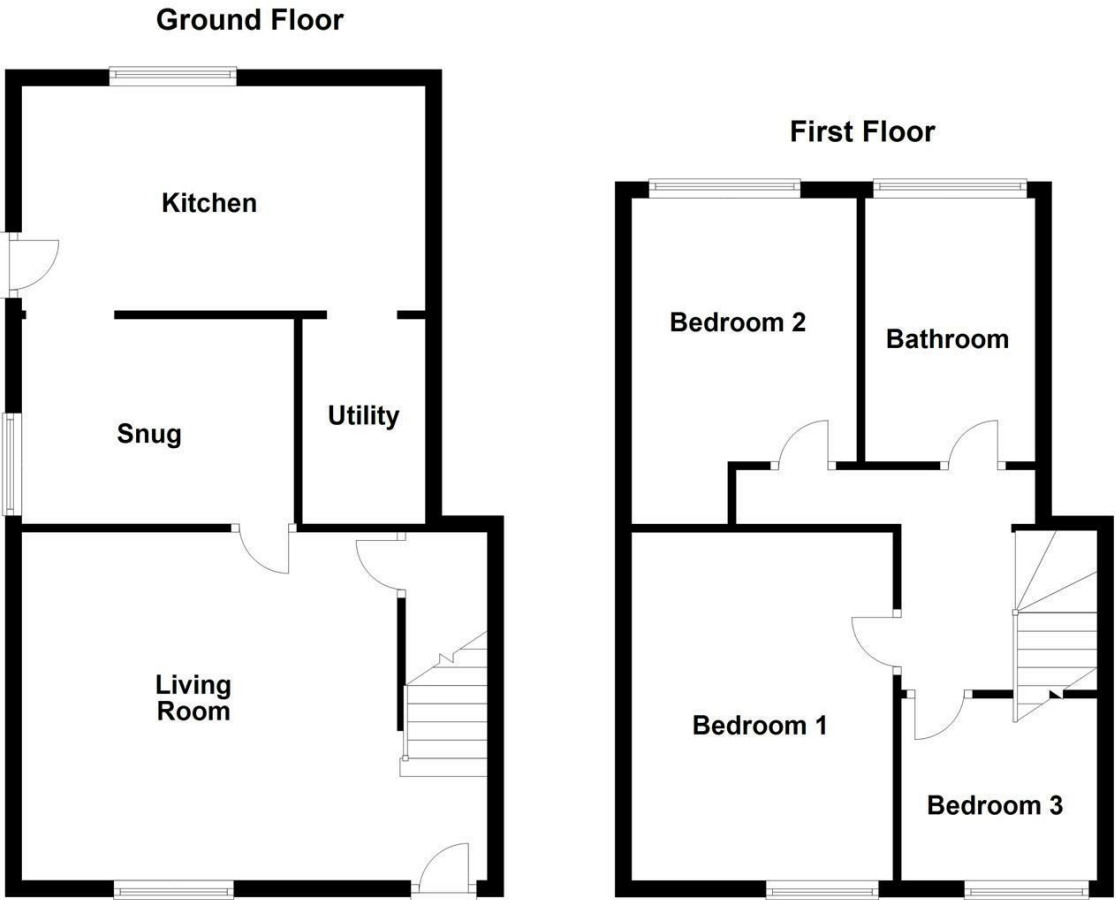
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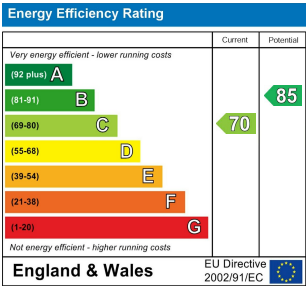


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or
chris@mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage



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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.

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44 Drury Lane, Altofts, WF6 2JT

For Sale Freehold £330,000

A stunning three bedroom cottage style property dating back to the 17th century presented to an exquisite standard and situated in the heart of this sought after residential area.

With sealed unit double glazed windows and a gas fired central heating system, comprehensive refurbishment of a substantial period home has created an atmospheric residence that is finished to an impressive standard and yet retains a wealth of character features. The living room to the front of the property is of fine proportions and has a feature fireplace with a cast iron wood burning stove and a door that flows through into an adjoining snug room. To the rear of the house there is a kitchen fitted with a bespoke range of units with integrated appliances and an archway through to utility room beyond. To the first floor the principal bedroom is fitted out with a lovely range of of fitted furniture again of bespoke design to the property and there are two further bedrooms that are served by the lavishly appointed family bathroom/w.c. Outside, the property has a cottage style garden to the front together with gated driveway parking that leads pass the side of the house towards a former garage. The garage has been converted into a studio suitable for a variety of uses including the much sought after work from home space and has bi-folding doors that open onto the rear garden.

The property is situated in this highly sought after area in the heart of Altofts within very easy reach of the broad range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centres of Normanton and Castleford and the national motorway network is readily accessible.



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ACCOMMODATION

LIVING ROOM

18'8" x 13'9" [5.7m x 4.2m]

With a wide front entrance door and a sash double glazed window to the front, old school style central heating radiator, wooden flooring and a feature brick fireplace housing a cast iron multi fuel stove. Stairs to the first floor with useful understairs store.

SNUG

10'9" x 8'2" [3.3m x 2.5m]

With a window to the side, old school style radiator, panelled walls and parquet flooring. Archway through to the adjoining kitchen.



KITCHEN

16'0" x 9'2" [4.9m x 2.8m]

Fitted with a bespoke range of custom made units with solid wood butchers block worktops incorporating a twin bowl ceramic sink unit and with granite worktop, granite draining boards, inset Bosch induction hob with concealed filter hood over, two Bosch built in ovens, integrated full height fridge and freezer, integrated Bosch microwave, integrated washing machine, integrated dishwasher, matching cupboard housing the Ideal gas fired combination central heating boiler. Window to the rear, external stable door to the side. Contemporary vertical central heating radiator.



UTILITY ROOM

8'2" x 3'11" [2.5m x 1.2m]

With a range of full height built in cupboards, space for a tumble dryer, matching butchers block worktop.

FIRST FLOOR LANDING

With exposed rustic brick wall, loft access hatch.

BEDROOM ONE

14'1" x 10'9" [4.3m x 3.3m]

With a window to the front, old school style radiator, parquet flooring and a fantastic range of custom built fitted wardrobes with matching drawers, dresser unit and provision for a wall mounted television.



BEDROOM TWO

10'5" x 8'10" plus recess [3.2m x 2.7m plus recess]

Two sash windows to the rear, double central heating radiator, provision for a wall mounted television.



BEDROOM THREE

10'9" x 7'6" [3.3m x 2.3m]

Window to the front, parquet flooring and a large fitted double wardrobe. Old school style radiator.

BATHROOM/W.C.

11'9" x 6'2" [3.6m x 1.9m]

Fitted to an impressive standard with a four piece suite comprising freestanding double ended roll top bath, wide shower cubicle with twin head shower, vanity wash basin with cupboard under and low suite w.c. with concealed cistern, Victorian style heated towel rail, feature wood paneling to the walls and wood strip flooring.



OUTSIDE

To the front the property has a lovely cottage style garden with crushed slate sitting area as well as established shrubs. A gated driveway provides off street parking that passes the side of the house and leads up to a former garage beyond. To the rear of the house there is a lovely enclosed garden with artificial lawn and Indian stone paved areas leading up to a built in pizza oven. The former garage has been converted into a studio extending to 4.2m x 2.9m internally with a range of bi-folding doors to the garden, feature parquet flooring and walling. Provision for a wall mounted television. A concealed doorway provides access to a unique storage cupboard. The studio also incorporates a storage area to the rear and is ideal for use as the much sought after work from home space.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our six 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.