

WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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21 Victoria Gardens, Altofts, WF6 2FA

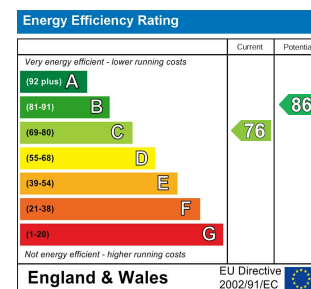
For Sale Freehold £300,000

Nestled on a modern development and occupying a corner plot position is this superbly appointed and spacious three bedroom detached family home, offering versatile accommodation throughout and benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, downstairs WC, fitted kitchen, separate utility room, spacious living room and dining room. To the first floor, the landing provides access to three well proportioned bedrooms, with the principal bedroom benefitting from en suite shower facilities, in addition to the main family bathroom. The flexible layout also offers potential for a fourth bedroom, home office or additional reception space, depending on individual requirements. Externally, the property enjoys attractive lawned gardens to the front, together with a driveway providing off road parking for up to two vehicles. To the rear is a beautifully maintained garden incorporating lawned areas, flagged patio seating and a timber decked entertaining area. A further landscaped side garden enhances the outdoor space and takes full advantage of the property's corner plot position.

The property is situated within a popular residential area of Altofts, conveniently placed for a range of local amenities including shops, schools and regular bus routes. Excellent access to the motorway network also makes the property particularly appealing to commuters travelling further afield.

Offering spacious and versatile accommodation, this property would make an ideal home for professional couples and growing families alike. An early viewing is highly recommended to fully appreciate all that is on offer.



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.

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



ACCOMMODATION

ENTRANCE HALL

Accessed via a front entrance door and featuring attractive herringbone wood flooring, central heating radiator, staircase leading to the first floor landing and doors providing access to the downstairs WC, dining room, utility room, lounge and kitchen.

KITCHEN

8'7" x 11'0" [2.63m x 3.36m]

Fitted with a range of modern wall and base units with quartz work surfaces and matching quartz splashbacks incorporating a sink and drainer. There is a four ring gas hob with extractor hood above, integrated oven and grill, integrated fridge freezer, integrated dishwasher and under unit lighting. Herringbone wood flooring, central heating radiator, recessed spotlights, UPVC double glazed window to the rear elevation and housing the boiler.

DINING ROOM

9'10" x 8'10" [3.02m x 2.71m]

Herringbone wood flooring, central heating radiator, UPVC double glazed window to the front elevation and useful understairs storage cupboard.



LOUNGE

13'7" x 12'0" [4.16m x 3.66m]

UPVC double glazed French doors leading out to the rear garden, central heating radiator, carpeted flooring and feature wood panelled wall.



UTILITY ROOM

7'10" x 8'11" [2.39m x 2.73m]

Forming part of a garage conversion and fitted with modern wall and base units with work surface over. Herringbone wood flooring, central heating radiator and side entrance door.

W.C.

Fitted with a low flush WC, pedestal wash basin with tiled splashback, central heating radiator and tiled effect flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE

13'7" x 12'11" [4.16m x 3.96m]

UPVC double glazed window to the front elevation, central heating radiator and door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

Fitted with a low flush WC, wash basin set within a work surface with drawers beneath, shower cubicle with mixer shower, radiator, laminate flooring, partial wall tiling and frosted UPVC double glazed window to the side elevation.



BEDROOM TWO

11'2" x 13'2" [3.41m x 4.03m]

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



BEDROOM THREE

11'2" x 7'3" [3.42m x 2.21m]

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

BATHROOM/W.C.

8'6" x 6'3" [2.61m x 1.91m]

Fitted with a low flush WC, pedestal wash basin and panelled bath. Central

heating radiator, laminate flooring, part tiled walls, recessed ceiling spotlights and frosted UPVC double glazed window to the front elevation.



OUTSIDE

To the front, the property enjoys a lawned garden and a driveway providing off road parking for two vehicles. To the rear is an attractive enclosed garden incorporating a lawn, timber decked seating area and flagged patio, ideal for outdoor dining and entertaining. In addition, to the side of the property there is a flagged pathway and a further low maintenance garden area.



COUNCIL TAX BAND

The council tax band for this property is D.

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.