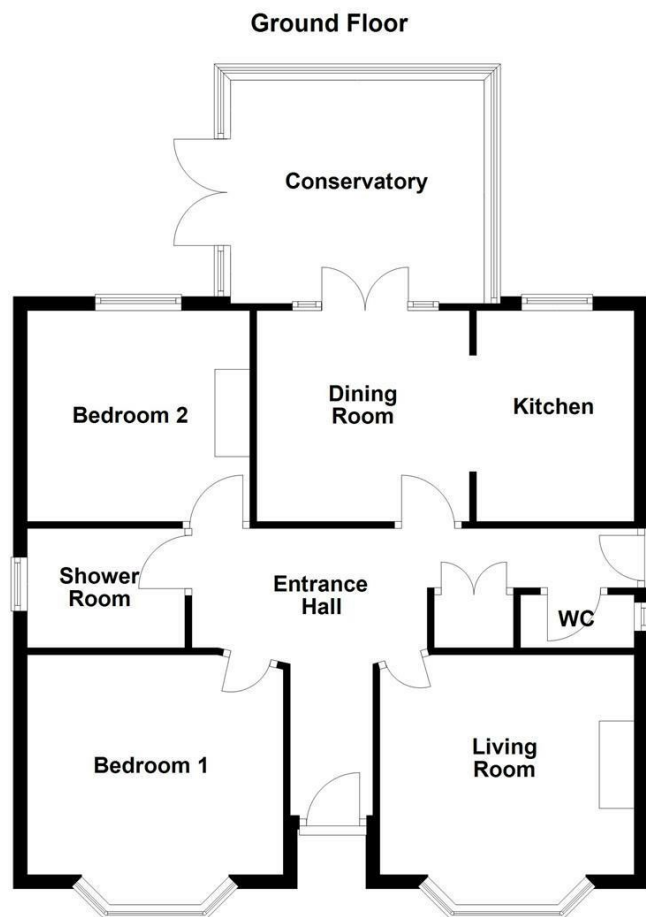


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



22 Parker Avenue, Altofts, WF6 2NS

For Sale Freehold £340,000

Nestled within a cul de sac location in the sought after village of Altofts is this two bedroom detached true bungalow, offering well proportioned accommodation, spacious reception area and occupying a generous plot with extensive parking and a large South facing rear garden.

The accommodation briefly comprises an entrance hall providing access to a downstairs WC, storage cupboard, living room, dining room, two bedrooms and a shower room. The dining room leads through to the kitchen and on to a conservatory with solid tiled roof overlooking the beautiful rear garden. Externally, to the front there is a low maintenance garden incorporating a concrete driveway providing ample off-road parking for several vehicles and leading down the side of the property to a single detached garage. The front is enclosed by walling and timber fencing with double gates providing access. To the rear, the garden is generously sized and mainly laid to lawn, complemented by planted and pebbled borders with mature shrubs and flowers, along with a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing and hedging, making it suitable for both pets and children.

Altofts, is a popular location for a range of buyers, particularly those looking to downsize to single level living, with local amenities within walking distance and further facilities available in nearby Normanton town centre. The area is well served by local bus routes, while Normanton train station provides links to Leeds and Sheffield. The M62 motorway is also only a short drive away, offering excellent connectivity for commuters.

With its generous plot, the property also offers potential for further development, subject to the usual planning consents.

Only a full internal inspection will fully appreciate all that this bungalow has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

20'6" x 14'3" max x 2'8" min [6.25m x 4.36m max x 0.82m min]
Frosted and stained glass UPVC double glazed front door leading into a spacious entrance hall with central heating radiator, frosted UPVC double glazed side door, fitted storage cupboard and doors to the living room, bathroom, separate wc, dining room, bedroom one and bedroom two.

W.C.

2'5" x 5'4" [0.76m x 1.63m]
Frosted UPVC double glazed window to the side, central heating radiator, low flush W.C. and wall mounted wash basin with full tiling.

LIVING ROOM

12'2" x 11'11" max 5'2" min [3.71m x 3.65m max 1.60m min]
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling and gas fireplace with marble hearth and wooden mantel.



DINING ROOM

9'10" x 9'10" [3.02m x 3.01m]
Opening through to the kitchen, UPVC double glazed French doors leading into the conservatory, central heating radiator and coving to the ceiling.



KITCHEN

7'2" x 9'10" [2.20m x 3.00m]
UPVC double glazed window to the rear, fitted with a range of wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, four ring electric hob with extractor above and integrated double oven. Integrated fridge freezer and space and plumbing for a washing machine.



CONSERVATORY

10'5" x 11'11" [3.20m x 3.65m]
Fitted with fully tiled solid roof, surrounded by UPVC double glazed windows with UPVC double glazed French doors leading out to the extensive south facing rear garden.



BEDROOM ONE

12'2" x 12'0" max x 5'2" min [3.71m x 3.67m max x 1.60m min]
UPVC double glazed bay window to the front and central heating radiator.



BEDROOM TWO

9'11" x 10'5" [max] x 8'11" [min] [3.03m x 3.2m [max] x 2.72m [min]]
Loft access, UPVC double glazed window to the rear and a central heating radiator.



SHOWER ROOM/W.C.

5'7" x 7'4" [1.72m x 2.26m]
Frosted UPVC double glazed window to the side, extractor fan, central heating radiator, low flush W.C., wash basin set within a storage unit with mixer tap and walk in shower cubicle with mains fed shower and glass screen. Fully tiled throughout.



OUTSIDE

To the front of the property is a low maintenance garden incorporating a concrete driveway providing ample off-street parking, leading to both the front door and through timber gates down the side to a detached single garage. This area is enclosed by walls, timber fencing and iron gates. To the rear, is an extensive well-maintained south facing garden with lawned area, incorporating mature flowering shrubs, further planted flower beds and pebbled areas. The private rear garden also has a paved patio seating area which enjoys all day sun and is enclosed by timber fencing and hedging.

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.