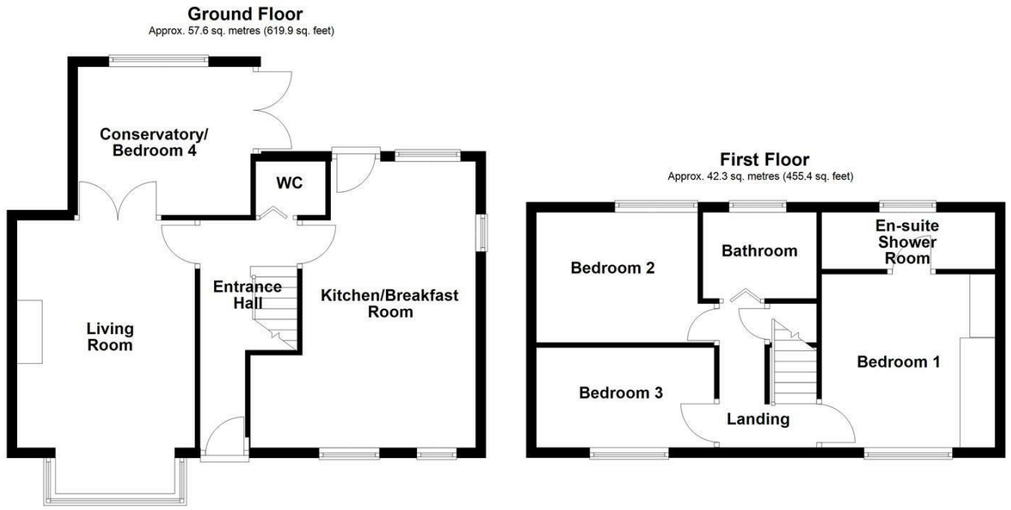
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



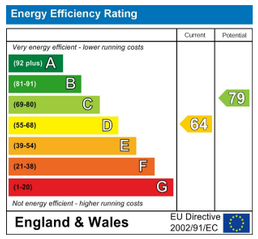
Total area: approx. 99.9 sq. metres (1075.3 sq. feet)

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.



3 Station Road, Altofts, WF6 2NE

For Sale Freehold Starting Bid £220,000

For sale by Modern Method of Auction; Starting Bid Price £220,000 plus reservation fee. Subject to an undisclosed reserve price.

A fantastic opportunity to purchase this spacious three bedroom semi detached family home, offering well proportioned accommodation arranged over two floors and benefitting from ample off road parking via an L shaped driveway.

The accommodation briefly comprises an entrance hall with access to a downstairs WC, a spacious living room with bay window and feature fireplace, and a modern kitchen breakfast room fitted with a central island providing seating for up to six. Double doors from the living room lead through to a versatile fourth bedroom or additional reception room, which also benefits from French doors opening onto the rear garden. To the first floor, the landing provides access to three well proportioned bedrooms and a three piece house bathroom. Bedroom one benefits from fitted wardrobes and an en suite shower room. Externally, the front of the property features an L shaped block paved driveway providing off road parking for several vehicles, complemented by a low maintenance pebbled garden and cast iron gate leading to the rear. The enclosed rear garden incorporates a block paved patio area ideal for outdoor dining, overlooking an attractive lawn with a further decked seating area and pergola. The garden is fully enclosed by timber fencing.

The property is conveniently located close to Normanton town centre, which offers a range of amenities including a supermarket and railway station. The M62 motorway is also easily accessible, providing excellent transport links for those commuting further afield.

A well presented and versatile family home which deserves an early viewing to fully appreciate the accommodation on offer.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall with central heating radiator and staircase to the first floor landing. Doors lead to the kitchen breakfast room and living room, with a bifolding timber door to the downstairs W.C.

W.C.
2'9" x 4'7" (0.86m x 1.42m)
Wall mounted wash basin with mixer tap and low flush W.C. Decorative wall cladding with chrome strips, inset spotlights and extractor fan.

LIVING ROOM
11'6" (min) x 14'10" (max) x 18'0" (3.52m (min) x 4.54m (max) x 5.51m)
Rectangular bay window with UPVC double glazed windows overlooking the front aspect, central heating radiator, laminate flooring and gas fire set within a marble hearth with decorative tiled interior, cast iron detailing and wooden surround with mirror above. Coving to the ceiling, two wall lights and double timber doors leading through to bedroom four.



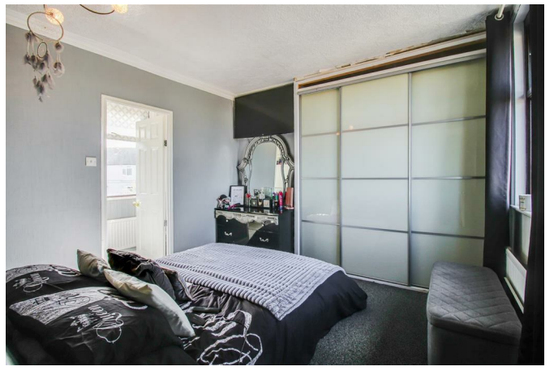
CONSERVATORY/BEDROOM FOUR
9'8" x 11'3" (2.96m x 3.43m)
UPVC double glazed French doors leading to the rear garden with adjacent window, central heating radiator and inset spotlights to the ceiling.



KITCHEN/BREAKFAST ROOM
11'3" (min) x 14'10" (max) x 18'8" (3.43m (min) x 4.54m (max) x 5.70m)
Fitted with a range of base units with laminate work surface and tiled splashback, large breakfast bar with seating for six, 1.5 sink and drainer with swan neck mixer tap, integrated oven and grill with four ring induction hob. Space for a freestanding fridge freezer, plumbing for a dishwasher and washing machine. UPVC double glazed windows to the front, side and rear, along with a UPVC double glazed door leading to the garden. Combi boiler housed within the kitchen and central heating radiator.

FIRST FLOOR LANDING
Loft access, dado rail, storage cupboard and doors leading to three bedrooms and the bathroom.

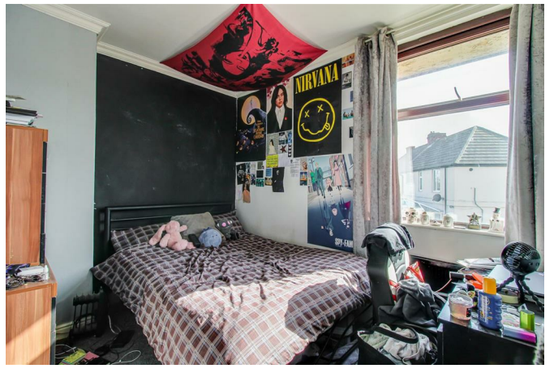
BEDROOM ONE
9'8" x 10'11" (2.95m x 3.35m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding doors and coving to the ceiling. Door leading to the en suite.



EN SUITE SHOWER ROOM/W.C.
3'8" x 11'3" (1.12m x 3.44m)
Low flush W.C., pedestal wash basin with two taps and enclosed shower cubicle with glass sliding door, mains fed shower with rain head and additional attachment and jacuzzi style jets. Fully tiled within the shower, partial tiling elsewhere, laminate flooring, central heating radiator, inset spotlights, extractor fan and UPVC double glazed window to the rear.



BEDROOM TWO
10'6" x 7'10" (3.22m x 2.41m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM THREE
11'7" x 6'5" (3.54m x 1.98m)
UPVC double glazed window to the front, central heating radiator and fitted wardrobe space with storage above.

BATHROOM/W.C.
5'3" (min) x 5'8" (max) x 7'3" (1.62m (min) x 1.73m (max) x 2.23m)
Panelled bath with mixer tap and electric shower over, wash basin with waterfall mixer tap set within vanity unit and concealed system low flush W.C. Part tiled walls, central heating radiator, extractor fan and frosted UPVC double glazed window to the rear.



OUTSIDE
To the front, there is a large block paved driveway providing ample off road parking, along with a low maintenance pebbled garden and enclosed boundaries with walling and fencing. To the rear, there is a paved patio area ideal for outdoor dining, a block paved seating area, lawned garden with planted borders and a timber decked patio with pergola. The garden is fully enclosed by timber fencing and also benefits from external lighting, water point and power socket.



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.

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.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.