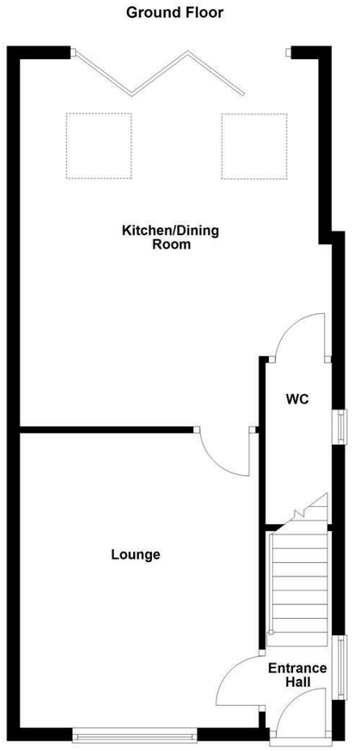
WAKEFIELD
01924 291 294

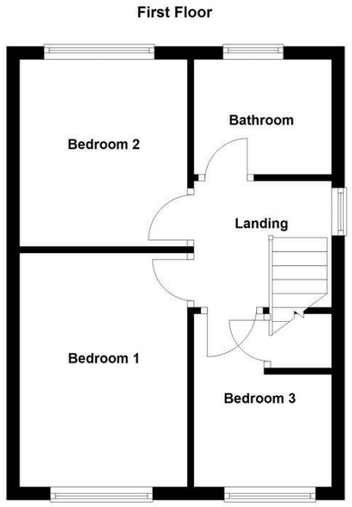
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844





7 Bransdale Avenue, Altofts, WF6 2SJ

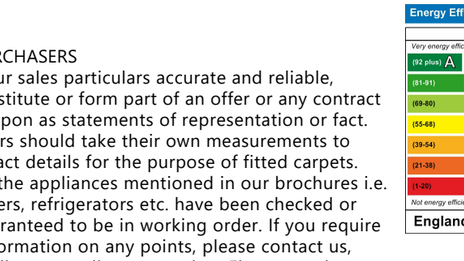
For Sale Freehold £250,000

Superbly appointed throughout and extended to the rear, this fantastic three bedroom semi detached family home offers well presented and versatile accommodation throughout.

The property briefly comprises an entrance hall, a spacious lounge, an extended kitchen diner, and a downstairs cloakroom/WC. To the first floor are three bedrooms and a contemporary house bathroom. Externally, there is a neatly maintained garden to the front and a driveway to the side providing off street parking for one to two vehicles. Also situated to the side of the property is a bespoke built studio (10ft x 6ft), ideal for use as a home office or creative workspace. The rear garden is attractively landscaped, featuring a lawn and an Indian stone paved patio area, with additional garden space to the side. There is also a former detached garage offering excellent potential for a variety of uses, complete with light, power, and French doors to the front.

The property is well placed for local amenities including shops, schools, and regular bus routes, and benefits from convenient access to the motorway network.

An ideal home for professional couples, families, or those looking to downsize, early viewing is highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall, a staircase rising to the first floor landing, a radiator, coved ceiling, and a UPVC double glazed window to the inner side. A door leads into the lounge.

LOUNGE
14'7" x 11'6" (4.47m x 3.52m)
A well proportioned reception room with coved ceiling, radiator, and a UPVC double glazed window to the rear. A door leads through to the open plan kitchen diner.

KITCHEN/DINING ROOM
14'9" x 19'2" (max) x 12'9" (min) (4.50m x 5.86m (max) x 3.89m (min))
An open plan extended contemporary space fitted with a range of modern cream gloss wall and base units with soft close fittings and quartz work surfaces incorporating a stainless steel sink and quartz drainer. There are tiled splashbacks, integrated microwave, oven and grill, and space for additional appliances. The room features wood flooring throughout, two contemporary vertical radiators, two UPVC double glazed windows, and aluminium double glazed bi-folding doors opening onto the rear garden. Additional features include recessed ceiling spotlights and a central island with quartz worktop, incorporating a five-ring gas hob with drawers beneath, as well as an integrated dishwasher and fridge freezer. A door leads to the downstairs WC.

DOWNSTAIRS W.C.
Fitted with a low flush WC, wash hand basin set within a vanity unit, tiled splashbacks, a heated towel rail, wood flooring, recessed spotlights, and a frosted UPVC double glazed window to the side.

FIRST FLOOR LANDING
Providing access to three bedrooms and the house bathroom, with coved ceiling, radiator, a UPVC double glazed window to the side, and access to an airing cupboard.

BEDROOM ONE
12'9" x 8'6" (3.90m x 2.60m)
A double bedroom with coved ceiling, radiator, UPVC double glazed window to the front, and fitted wardrobes with sliding doors.

BEDROOM TWO
8'6" x 8'4" (min) (2.60m x 2.56m (min))
Featuring laminate flooring, radiator, coved ceiling, and a UPVC double glazed window to the rear.

BEDROOM THREE
6'0" x 9'4" (max) x 3'0" (min) (1.85m x 2.86m (max) x 0.93m (min))
A single bedroom with coved ceiling, radiator, and UPVC double glazed window to the front.

BATHROOM
5'10" x 5'6" (1.80m x 1.68m)
A contemporary suite comprising a concealed cistern WC, wash hand basin set within a vanity unit, and a panelled bath with shower over and glass screen. The room is fully tiled to the walls and floor and includes a heated towel rail, recessed ceiling spotlights, and a frosted UPVC double glazed window to the rear.

OUTSIDE
To the front of the property is a low maintenance garden along with a driveway providing off street parking for one to two vehicles. To the side, there is a timber framed outhouse currently used for business purposes, offering flexible use. To the rear is an attractive, low maintenance garden featuring artificial turf and an Indian stone paved patio area. There is also a bespoke built studio to the side of the property, measuring approximately 10ft x 6ft, with light and power, and UPVC double glazed French doors to the front, making it ideal for a home office or workspace.

GARAGE
A former detached garage with light and power, offering excellent potential for a variety of uses, UPVC double glazed French doors to the front and a side access door. Two built in desks, carpeted, tiled, insulated and has power.

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

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.