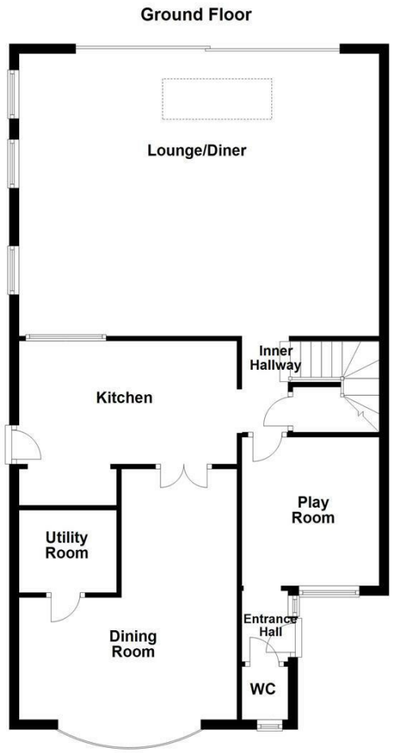
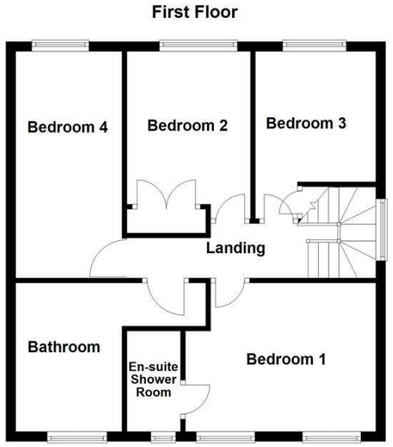


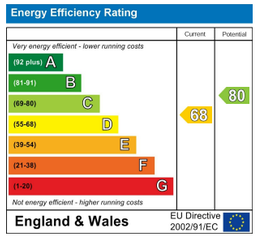


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

12 Bannockburn Way, Altofts, WF6 2SQ

For Sale Freehold Offers Over £435,000

Situated in Altofts is this extended and beautifully presented four bedroom detached family home. The property boasts a stunning single storey rear extension which creates a spacious lounge diner featuring a lantern roof and bi-folding doors, enjoying views over the landscaped rear garden and open countryside beyond. As well as a large upstairs extension which incorporates bedroom four and the family bathroom. With three reception rooms, a generous rear garden, and ample off road parking to the front, this superb home is ideal for modern family living.

The accommodation briefly comprises an entrance hallway providing access to the downstairs WC and a versatile playroom, which could also be used for a multitude of purposes. From the inner hallway there is useful under stairs storage and a staircase rising to the first floor, with access into the modern fitted kitchen complete with integrated appliances. The kitchen opens into the sitting room, which has a UPVC double glazed window to the front elevation and access through to the utility room. Also from the inner hallway is the impressive extended lounge diner to the rear, benefiting from a lantern roof allowing ample natural light, along with bi folding UPVC doors opening onto the rear garden. To the first floor, the landing has loft access, and doors leading to four bedrooms and the newly fitted house bathroom. Bedroom one benefits from its own newly fitted en suite shower room, while the main bathroom has recently been refurbished and is fitted with a modern four piece suite. Externally, the property enjoys a concrete driveway providing off road parking for multiple vehicles, with gated access to both side elevations leading to the rear garden. The landscaped rear garden is arranged over two levels, featuring a raised timber decked seating area, sleeper borders, artificial lawn, and enclosed timber fencing. Steps lead down to a pergola seating area, ideal for entertaining, with pleasant open views over the surrounding countryside.

Further benefits include gas central heating and UPVC double glazing throughout. The property is perfectly suited to growing or larger families and is conveniently located close to a wide range of local amenities, well-regarded schools within walking distance, countryside and canal walks, and excellent motorway and transport links. Wakefield city centre is only a short drive away, with Leeds city centre reachable in under 30 minutes, making this an ideal semi-rural yet commuter-friendly location.

Only by viewing can the quality, space, and setting of this impressive home be fully appreciated.

ACCOMMODATION

ENTRANCE HALL
3'3" x 4'4" (1.01m x 1.33m)
Fitted with laminate flooring, central heating radiator, composite entrance door, and frosted UPVC double glazed window to the side elevation, with access to the downstairs WC.

DOWNSTAIRS W.C.
3'2" x 2'9" (0.99m x 0.86m)
Fitted with laminate flooring, low flush WC, wall mounted wash basin with mixer tap, part tiled walls, central heating radiator, and frosted UPVC double glazed window to the front elevation.

PLAYROOM
8'10" x 12'11" (2.71m x 3.96m)
UPVC double glazed window to the front elevation, central heating radiator, and access into the entrance hall.

DINING ROOM
16'0" x 14'3" (max) x 6'8" (min) (4.89m x 4.35m (max) x 2.04m (min))
UPVC double glazed bay windows to the front elevation, spotlights to the ceiling, central heating radiator, fitted flooring, and access to the utility room.

UTILITY ROOM
With space and plumbing for a washing machine and tumble dryer, power and lighting, spotlights to the ceiling, and housing the gas combination boiler.

KITCHEN
7'11" x 14'4" (2.43m x 4.38m)
Fitted with tiled flooring and a range of wall and base units with laminate work surfaces, incorporating a composite sink with mixer tap and drainer, tiled splashbacks, integrated dishwasher, integrated double oven, integrated microwave, induction hob with extractor above, and an integrated fridge freezer. There is a UPVC double glazed window looking into the lounge diner, spotlights to the ceiling, a central heating radiator, and double doors opening into the dining/utility room, with further access to the inner hallway and the side of the property.

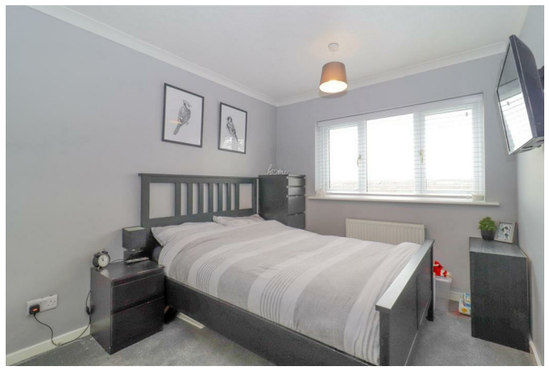
LOUNGE/DINER
23'9" x 18'11" (7.25m x 5.79m)
A spacious open plan room fitted with laminate flooring, four wall mounted radiators, three UPVC double glazed windows to the side elevation, and UPVC bi-folding doors opening onto the rear garden. Featuring spotlights to the ceiling, lantern roof, media wall with built in electric fireplace and wall panelling, and countryside views to the rear. The room also benefits from a built in surround sound system with subwoofer compatible with phones and tablets. Stairs rise to the first floor with carpeted flooring and a UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING
Access to four bedrooms and the house bathroom.

BEDROOM ONE
12'6" x 9'8" (3.83m x 2.97m)
Two UPVC double glazed windows to the front elevation, central heating radiator, and access to the en-suite.

EN SUITE SHOWER ROOM
6'5" x 3'2" (1.98m x 0.99m)
Newly fitted with tiled flooring, shower cubicle with mixer shower and overhead attachment, wash basin with mixer tap, low flush WC, part tiled walls, spotlights to the ceiling, and frosted UPVC double glazed window to the front elevation.

BEDROOM TWO
11'1" x 8'0" (3.39m x 2.46m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.



BEDROOM THREE
11'1" x 7'11" (3.39m x 2.42m)
UPVC double glazed window to the rear elevation, central heating radiator, and an over stairs storage cupboard.

BEDROOM FOUR
15'1" x 6'7" (4.61m x 2.01m)
UPVC double glazed window to the front elevation, central heating radiator and spotlights to the ceiling.

BATHROOM
9'5" x 12'5" (max) x 5'11" (min) (2.88m x 3.79m (max) x 1.82m (min))
Newly fitted with linoleum flooring, vanity unit with wash basin and mixer tap, low flush WC, corner shower cubicle with electric shower, part tiled walls, spotlights to the ceiling, extractor fan, central heating radiator, and frosted UPVC double glazed window to the front elevation.

OUTSIDE
Upon entering the property, there is a tarmac driveway providing off road parking for multiple vehicles. The frontage is enclosed by fencing and raised brick walls, with side gate access leading to the rear garden. A flagged pathway leads to a composite entrance door opening into the hallway, with further access through the side elevation. To the rear, the garden is north-west facing and features a timber decked seating area, artificial lawn, raised sleeper beds, and is fully enclosed by timber fencing. There is also a pergola seating area ideal for entertaining, enjoying open countryside views beyond.

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.

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.