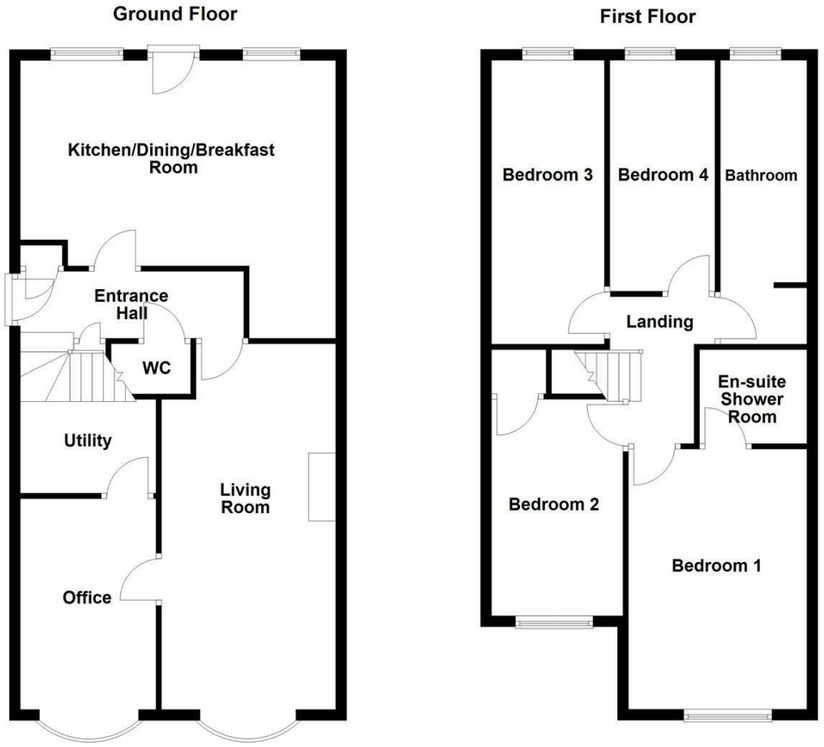
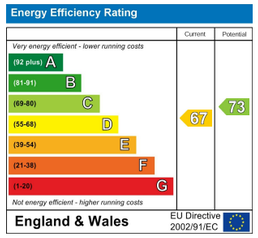


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

39 Hastings Court, Altofts, WF6 2SH

For Sale Freehold £340,000

Nestled within a pleasant cul-de-sac location in Altofts is this four bedroom detached family home. Offering generous reception space, off road parking to the front and an attractive enclosed rear garden, this superb property is certainly not one to be missed.

The property briefly comprises an entrance hall with staircase access to the first floor landing and useful under stairs storage. Doors lead to a cloakroom, downstairs WC, living room and the spacious kitchen dining breakfast room, which in turn provides access to the rear garden. The living room also leads through to the office, with the office giving access to the utility room. To the first floor, the landing provides loft access and leads to bedroom one, which is served by an en suite shower room, bedroom two with an over stairs storage cupboard, bedroom three, bedroom four, and the house bathroom. Externally, to the front of the property there is a block paved style concrete driveway providing off road parking for up to three vehicles, with pathways leading down either side of the property and around to the rear. The rear garden is mainly laid to lawn and features railway sleeper borders incorporating planted beds. There is also a patio seating area, ideal for outdoor dining and entertaining, with a timber canopy over, along with a garden shed providing useful storage. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Altofts is a fantastic location for a growing family, offering a range of local shops and schools within comfortable walking distance, with further amenities available in nearby Normanton town centre. Neighbouring towns such as Castleford and the city of Wakefield are also easily accessible. Regular bus routes run through Altofts, while Normanton benefits from its own train station providing convenient links to major cities including Leeds and Sheffield. For those travelling further afield, the M62 motorway network is only a short distance away.

Only a full internal inspection will truly reveal everything this fantastic home has to offer, and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
A frosted and stained glass UPVC double glazed side entrance door leads into the entrance hall. Features include coving to the ceiling, dado rail, central heating radiator, staircase providing access to the first floor landing with under stairs storage, and doors leading to a cloakroom style storage cupboard, the kitchen dining breakfast room, living room and downstairs WC.

DOWNSTAIRS W.C.
4'9" x 6'3" (1.46m x 1.93m)
Fitted with a low flush WC and a wash basin set within a vanity storage unit with mixer tap. The room also benefits from a chrome heated towel radiator, extractor fan and modern fittings.

LIVING ROOM
22'0" x 10'7" (max) x 8'5" (min) (6.73m x 3.23m (max) x 2.58m (min))
A spacious living room having a UPVC double glazed bow window to the front elevation, central heating radiator, coving to the ceiling and dado rail. There is a door providing access to the office, and the focal point of the room is an electric fireplace with marble hearth and surround with wooden mantel above.

OFFICE
12'8" x 8'0" (3.87m x 2.45m)
With a door leading through to the utility room, a UPVC double glazed bow window to the front elevation and a central heating radiator.

UTILITY ROOM
8'0" x 5'8" (2.45m x 1.73m)
Housing the boiler and offering space and plumbing for a tumble dryer.

KITCHEN/DINING/BREAKFAST ROOM
18'10" x 16'8" (max) x 12'4" (min) (5.76m x 5.10m (max) x 3.78m (min))
The room benefits from two UPVC double glazed windows to the rear elevation and a frosted UPVC double glazed door providing access to the rear garden. Two central heating radiators serve the space. Fitted with a range of modern shaker style wall and base units with composite work surfaces over. Incorporating a 1 1/2 composite sink and drainer with mixer tap. There is space and plumbing for a gas cooker with partial composite splashback and integrated extractor hood above, along with space and plumbing for a washing machine and dishwasher, and space for a fridge freezer.

FIRST FLOOR LANDING
With loft access, coving to the ceiling and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
16'1" x 10'7" (max) x 9'10" (min) (4.92m x 3.25m (max) x 3.0m (min))
A double bedroom with UPVC double glazed window to the front elevation, central heating radiator and door leading to the en suite shower room.

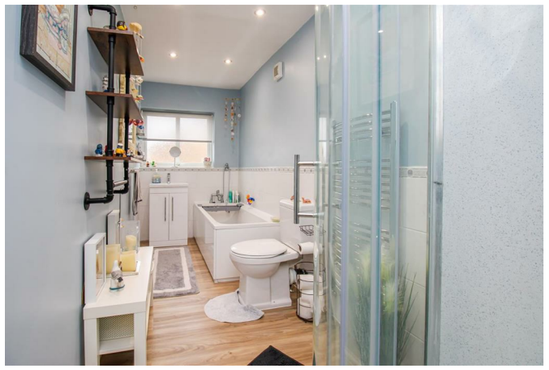
EN SUITE SHOWER ROOM
5'8" x 6'5" (1.73m x 1.97m)
Fitted with a low flush WC, ceramic wash basin set within a storage unit with storage below and mixer tap, and a shower cubicle with rainfall style overhead shower and additional shower attachment with glass shower screen. The room also features a chrome heated towel radiator, spotlighting to the ceiling, extractor fan, wall panelling and partial tiling.

BEDROOM TWO
8'1" x 13'2" (2.47m x 4.02m)
UPVC double glazed window to the front elevation, central heating radiator and access to a storage cupboard.

BEDROOM THREE
16'8" x 6'10" (5.10m x 2.10m)
UPVC double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR
6'6" x 13'11" (2.0m x 4.25m)
UPVC double glazed window to the rear elevation, central heating radiator and a range of fitted wardrobes.

BATHROOM
4'11" x 16'9" (max) x 3'2" (min) (1.52m x 5.13m (max) x 0.97m (min))
Fitted with a low flush WC, wash basin with storage below and mixer tap, panelled bath with mixer tap and shower attachment, and a separate shower cubicle with mains fed overhead shower and additional shower attachment with glass screen. The room also features spotlighting, extractor fan, chrome heated towel radiator, wall panelling, partial tiling and a small laundry style area.



OUTSIDE
To the front of the property the garden is low maintenance and primarily consists of a concrete style block paved driveway providing off road parking for one to three vehicles. There is also a small slate area with mature shrubs, with partial timber fencing surrounding the boundary. Block paved pathways lead down either side of the property. To the rear, the garden is mainly laid to lawn and features a railway sleeper border incorporating planted beds with mature shrubs and flowers. There is also a paved patio area, ideal for outdoor dining and seating, with a timber canopy over. A garden shed provides useful storage. The garden is fully enclosed by timber fencing, making it ideal for both pets and children.

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.