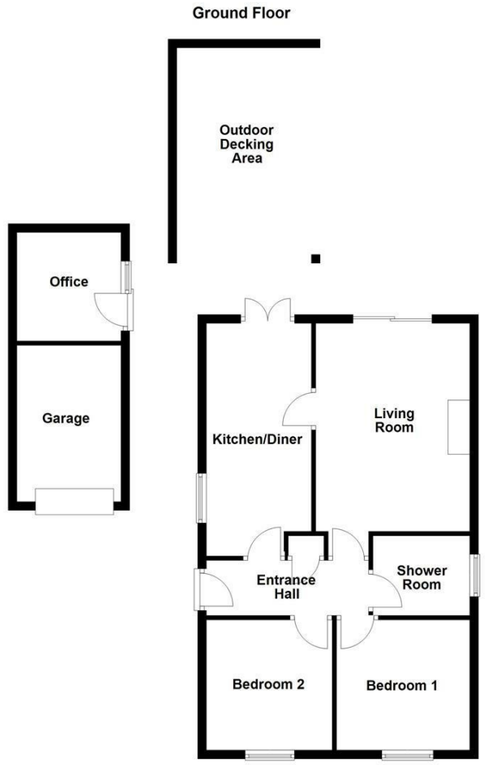

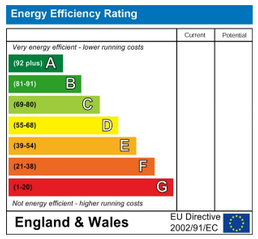

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Eskdale Court, Altofts, WF6 2TD

For Sale Freehold £285,000

Nestled within a sought after modern development in Altofts is this superbly presented two bedroom detached true bungalow. Offering a contemporary fitted kitchen and shower room, two well proportioned double bedrooms, generous outdoor space and a partially converted garage with office, this is a home that combines comfort and versatility.

The accommodation briefly comprises an entrance hall with loft access and doors to a storage cupboard, kitchen diner, living room, two bedrooms and a modern shower room. Both the kitchen diner and living room provide access to the rear garden. Externally, to the front there is a lawned garden with mature shrubs, a paved pathway and a tarmac driveway providing off road parking for up to three vehicles, which extends down the side of the property to the partially converted garage. In addition, there is a small area with a shed to the front. The garage retains an up and over door and offers power, lighting and electric for a condensing dryer, creating a useful utility and storage area, with the remaining section currently utilised as an office. The rear garden is predominantly laid to lawn with mature trees and shrubs, together with a paved patio and a raised decked area which has been adapted into an outdoor decking area complete with power, lighting, heating and a canopy, ideal for dining and entertaining. The garden is fully enclosed by fencing, making it suitable for both pets and children.

Altofts is well regarded and offers a range of local shops and schools within walking distance, with a wider selection of amenities available in nearby Normanton town centre. Regular bus routes serve the area and Normanton train station provides links to Leeds and Sheffield. The motorway network is also easily accessible for those commuting further afield.

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

ACCOMMODATION

ENTRANCE HALL
4'1" x 12'3" (1.27m x 3.75m)
A frosted UPVC double glazed side entrance door leads into the entrance hall with coving to the ceiling, loft access, central heating radiator and doors providing access to a storage cupboard, kitchen diner, living room, bedroom one, bedroom two and the shower room.

KITCHEN/DINER
7'11" x 15'8" (max) (2.42m x 4.80m (max))
Fitted with a range of modern wall and base units with laminate work surfaces, composite 1½ sink and drainer with mixer tap, brick effect tiled splashback, four ring gas hob with extractor above, integrated oven, integrated fridge freezer and integrated washing machine. UPVC double glazed window to the side, door through to the living room, UPVC double glazed French doors to the rear garden, column style central heating radiator and coving to the ceiling.

LIVING ROOM
11'7" x 17'5" (max) (3.55m x 5.32m (max))
UPVC double glazed sliding doors to the rear garden, UPVC double glazed window to the side, two central heating radiators, electric fireplace with stone hearth and mantle and coving to the ceiling.

BEDROOM ONE
10'0" x 9'10" (3.07m x 3.00m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and a range of fitted wardrobes.

BEDROOM TWO
9'6" x 9'10" (2.90m x 3.00m)
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

SHOWER ROOM/W.C.
6'6" x 7'0" (2.00m x 2.15m)
Frosted UPVC double glazed window to the side, column style central heating radiator, concealed cistern low flush WC, ceramic wash basin set into storage unit with mixer tap and double shower cubicle with overhead shower and separate shower attachment with glass screen, part tiled walls throughout.

OUTSIDE
Externally to the front the garden is mainly laid to lawn with mature shrubs, a paved pathway leading down the side of the property and a tarmac driveway providing off road parking for up to three vehicles, continuing through iron double gates. There is also a small area with a shed to the front. The rear garden is mainly laid to lawn with mature trees and shrubs, incorporating both a paved patio area and raised decked patio area ideal for outdoor dining and entertaining, together with an outdoor decking area beneath a canopy.

OUTDOOR DECKING AREA
9'10" x 15'7" (3.00m x 4.75m)
Timber built with vaulted ceiling, power, lighting and ceiling heaters.

OFFICE (PART CONVERTED GARAGE)
Power and lighting, frosted UPVC double glazed access door and UPVC double glazed window to the side. The remaining section of the garage has a manual up and over door, power, lighting and space and electrics for a condensing dryer.

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.