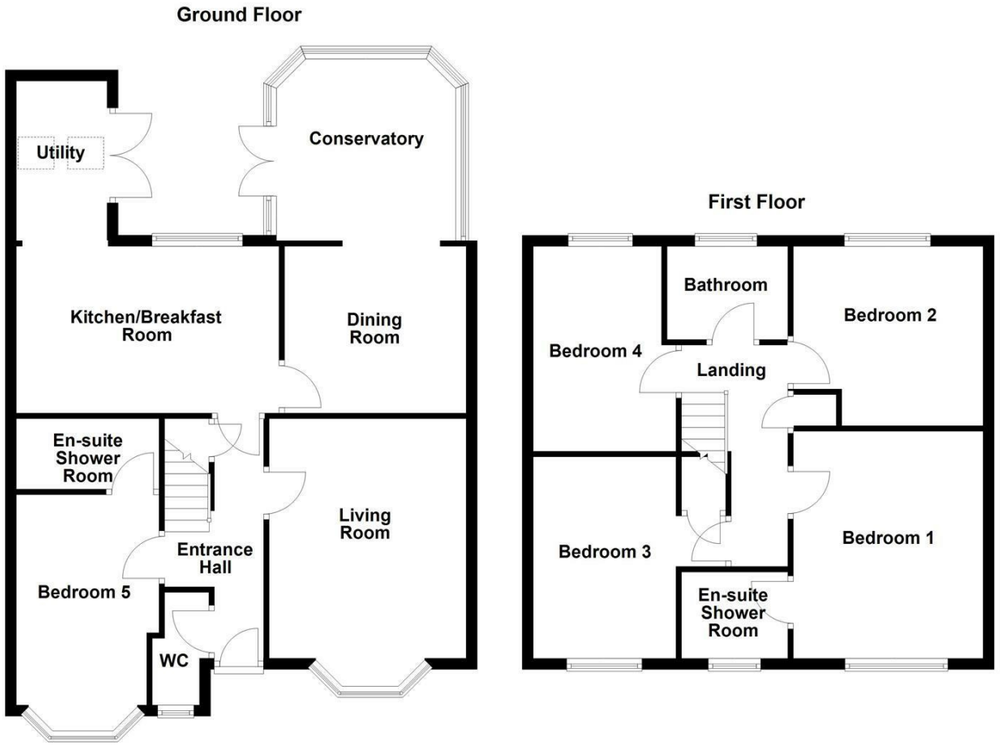

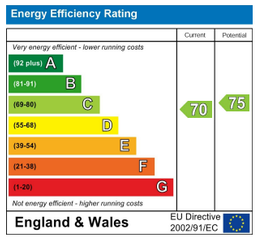

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

2 Eskdale Avenue, Altofts, WF6 2RE

For Sale Freehold £450,000

Situated on a sought after development in the Altofts area of Normanton is this deceptively spacious and extended five bedroom detached family home. Superbly presented throughout, the property offers five well proportioned double bedrooms, generous reception space, off road parking and an attractive landscaped enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase access and useful understairs storage, along with doors leading to a downstairs WC, bedroom five (benefitting from en suite shower facilities), the living room and the kitchen breakfast room. The kitchen provides access to a utility room leading to the rear, and also opens into the dining room, which in turn leads through to the conservatory with access to the garden. To the first floor, the landing provides loft access, a storage cupboard and doors to four further double bedrooms and the house bathroom. Bedroom one benefits from en suite shower facilities, while bedroom two also includes built in storage. Externally, the front garden is mainly laid to lawn with pebbled and planted features, alongside a tarmac driveway providing off road parking. The rear garden is predominantly lawned and incorporates a decked patio area with canopy, ideal for outdoor dining and entertaining, along with space for a garden shed. The garden is fully enclosed by walling and timber fencing, making it suitable for both pets and children.

Altofts is a popular location, particularly for growing families, with local shops, schools and amenities within walking distance. A wider range of facilities can be found in nearby Normanton and Castleford. The area is well served by local bus routes, and Normanton train station offers rail links to major cities including Leeds and Sheffield. The M62 motorway is also a short drive away, providing convenient access for commuters.

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

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall with central heating radiator, inset spotlights, stairs to the first floor landing, under stairs storage and doors to the downstairs WC, living room, kitchen breakfast room and bedroom five.

W.C.
6'9" (max) x 3'4" (min) x 2'9" (2.06m (max) x 1.04m (min) x 0.84m)
Frosted UPVC triple glazed window to the front, low flush WC, wash basin set within vanity unit, central heating radiator and part tiled walls.

LIVING ROOM
11'7" x 14'3" (3.55m x 4.35m)
UPVC triple glazed bay window to the front, central heating radiator and coving to the ceiling.

KITCHEN BREAKFAST ROOM
16'2" x 9'11" (4.95m x 3.03m)
UPVC double glazed window to the rear, central heating radiator and a range of modern wall and base units with work surfaces incorporating a composite 1.5 sink and drainer with mixer tap. Central island with breakfast bar, four ring gas hob with extractor over, integrated double oven, dishwasher and full length fridge freezer. Opening through to the utility and door through to the dining room.

UTLITY ROOM
9'6" x 5'4" (2.90m x 1.65m)
Vaulted ceiling with two Velux skylights, UPVC double glazed door to the rear garden, central heating radiator, base units with work surfaces, stainless steel sink and drainer and space and plumbing for a washing machine.

DINING ROOM
10'9" x 10'0" (3.30m x 3.06m)
Central heating radiator, coving to the ceiling and opening through to the conservatory.

CONSERVATORY
10'9" (max) x 11'1" (min) x 7'8" (3.30m (max) x 3.40m (min) x 2.35m)
Surrounded by UPVC double glazed windows with French doors leading out to the rear garden.

BEDROOM FIVE
12'8" (max) x 8'7" (min) x 7'6" (3.87m (max) x 2.62m (min) x 2.30m)
UPVC triple glazed bay window to the front, central heating radiator and door through to the en suite.

EN SUITE SHOWER ROOM/W.C.
3'5" x 8'8" (1.06m x 2.66m)
Wash basin set within vanity unit, shower cubicle, chrome heated towel radiator, extractor fan and part tiled walls.

FIRST FLOOR LANDING
Inset spotlights, storage cupboard and doors to four bedrooms and the house bathroom.

BEDROOM ONE
13'3" x 10'9" (4.06m x 3.30m)
UPVC triple glazed window to the front, central heating radiator, fitted wardrobes with partially mirrored doors and access to the en suite.

EN SUITE SHOWER ROOM/W.C.
6'6" x 5'1" (2.00m x 1.55m)
Frosted UPVC triple glazed window to the front, low flush WC, wash basin set within vanity unit, shower cubicle with overhead shower and body jets, chrome heated towel radiator and fully tiled walls.

BEDROOM TWO
11'3" (max) x 10'9" (min) x 8'0" (3.45m (max) x 3.30m (min) x 2.44m)
UPVC triple glazed window to the rear and central heating radiator.

BEDROOM THREE
12'3" (max) x 13'1" (min) x 9'4" (3.75m (max) x 4.01m (min) x 2.87m)
UPVC triple glazed window to the front, central heating radiator, fitted wardrobes with partially mirrored doors, fitted vanity unit and access to overstairs storage.

BEDROOM FOUR
12'2" (max) x 9'6" (min) x 8'8" (3.72m (max) x 2.90m (min) x 2.65m)
UPVC triple glazed window to the rear and central heating radiator.

HOUSE BATHROOM/W.C.
7'2" x 5'6" (2.20m x 1.70m)
Frosted UPVC double glazed window to the rear, low flush WC, pedestal wash basin, corner bath, central heating radiator and part tiled walls.

OUTSIDE
Externally, the front garden is mainly laid to lawn with planted borders and a paved pathway leading to the entrance, alongside a tarmac driveway providing off road parking for two vehicles. To the rear, the garden is mainly laid to lawn with a raised decked patio area incorporating a partial timber canopy, ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We have enjoyed living in this house for 25 years raising our family, the area is close to both motorway access, trains and bus routes. It is also close to canal and countryside for walks with our dog and cycling routes around Wakefield and surrounding areas, with cycle access from canals into both Wakefield and Leeds City centres. He village has 4 Pubs, a Fish and Chip shop, Deli and Post Office all within easy walking distance. We have enjoyed entertaining large groups of friends in our ample enclosed south facing rear garden during the summer months "

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.

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.