



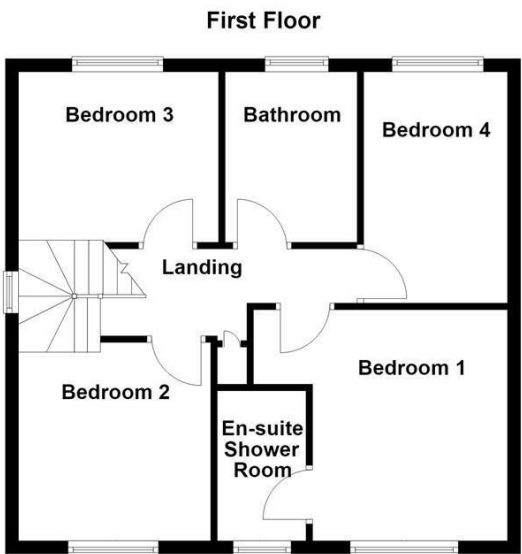
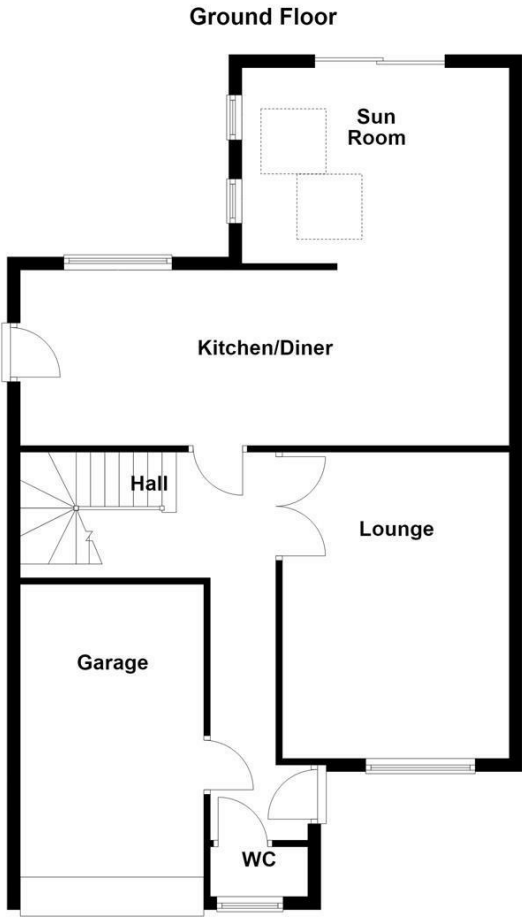
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

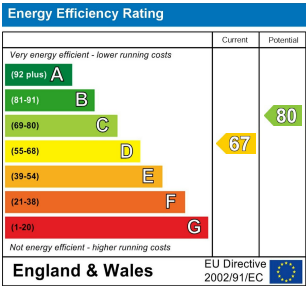


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Kings Avenue, Altofts, WF6 2TF

For Sale Freehold Offers Over £375,000

Occupying a generous corner plot is this superbly presented four bedroom detached family home, offering spacious and versatile accommodation throughout with solid oak doors throughout. Benefitting from ample off road parking, an attached garage, an extended sun room and beautifully maintained rear gardens, the property is ready to move straight into and makes an excellent choice for growing families.

The accommodation briefly comprises a welcoming entrance hall with downstairs WC, spacious living room and a modern kitchen diner leading through to the extended sun room, which enjoys views over and direct access to the rear garden. To the first floor, the landing provides access to four well proportioned bedrooms and the family bathroom, with the principal bedroom further benefitting from its own en suite shower room. Externally, the property enjoys low maintenance gardens to the front together with a driveway providing off road parking for three vehicles and leading to the attached garage. The beautifully maintained rear garden provides an attractive and private outdoor space, ideal for relaxing, dining and entertaining.

The property is conveniently positioned for a range of local shops, amenities and schools, whilst excellent transport links provide easy access to surrounding towns and cities, making it particularly well suited to commuters.

Finished to an excellent standard and ready for immediate occupation, this fantastic family home deserves an early viewing to fully appreciate all that it has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite side entrance door leading into the main hallway with central heating radiator and wood effect flooring. Provides access to the garage, lounge, kitchen diner and downstairs W.C.

W.C.

5'4" x 2'6" [1.63m x 0.77m]

Frosted UPVC double glazed window to the front elevation and a modern two piece suite comprising low flush W.C. and wall mounted wash basin with mixer tap and vanity storage below.

LOUNGE

15'5" x 11'5" [4.70m x 3.49m]

UPVC double glazed window to the front elevation, central heating radiator and inset living flame effect gas fire with limestone hearth and surround.



KITCHEN/DINER

24'8" x 8'10" [7.52m x 2.70m]

Modern fitted kitchen comprises a range of wall and base units providing

ample storage with under counter lighting, breakfast bar, ceramic sink and drainer with mixer tap, built-in electric oven, induction hob, integrated microwave, fridge freezer and dishwasher. Central heating radiator, tiled flooring, UPVC double glazed windows overlooking the rear elevation and side entrance door. An opening leads through into the rear sun room.

SUN ROOM

13'6" x 9'10" [4.12m x 3.02m]

Two UPVC double glazed windows to the side elevation, two Velux windows and sliding patio doors leading out to the garden. Tiled flooring, feature wood burning stove set on a tiled hearth with surround.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and doors providing access to four bedrooms and the family bathroom.

BEDROOM ONE

6'8" x 9'3" [2.04m x 2.84m]

UPVC double glazed window to the front elevation, fitted wardrobes, central heating radiator and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'6" x 4'8" [2.30m x 1.44m]

UPVC double glazed window to the front elevation and a modern three piece suite comprising fully tiled shower enclosure, low flush W.C. and wash hand basin with mixer tap. Chrome ladder style heated towel radiator.



BEDROOM TWO

10'1" x 9'8" [3.08m x 2.95m]

UPVC double glazed window to the front elevation, fitted wardrobes and central heating radiator.



BEDROOM THREE

10'2" x 8'5" [3.12m x 2.58m]

UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR

8'4" x 7'1" [2.56m x 2.16m]

UPVC double glazed window to the rear elevation, fitted wardrobes and central heating radiator. Currently utilised as a dressing room.

BATHROOM/W.C.

8'2" x 6'8" [2.50m x 2.04m]

UPVC double glazed window to the rear elevation and a modern three piece suite comprising corner bath with wall mounted shower and glass shower screen, vanity wash hand basin with mixer tap and low flush W.C. Chrome ladder style heated towel radiator and recessed plinth lighting.



OUTSIDE

To the front of the property is a driveway providing off road parking for three vehicles, together with an attached garage with up and over door. There is also a lawned area with mature shrub and planted borders. To the side is a useful patio and storage area. To the rear is a low maintenance paved garden incorporating planted borders, raised beds and a corner seating area. The garden also benefits from external power and lighting, together with access to the opposite side of the property.



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.