Richard Kendall Estate Agent

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14 Victoria Gardens, Altofts, WF6 2FA

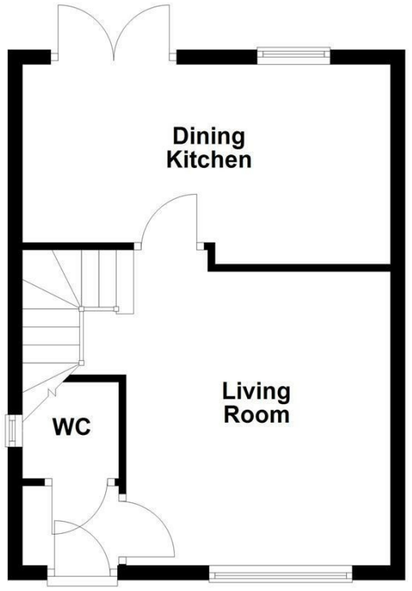
For Sale Leasehold £215,000

An attractively presented three bedroomed modern end town house, situated in this popular residential area within easy reach of local facilities.

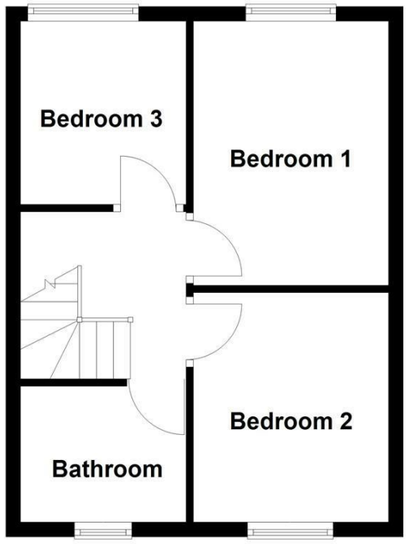
With a gas fired central heating system and sealed unit double glazed windows, this well appointed family home is approached via a welcoming entrance hall that has a downstairs W.C. off to the side. The main living room is of good proportions overlooking the front of the property, whilst spanning the rear of the house is a dining kitchen fitted with a good range of modern units with integrated appliances. The adjoining dining area has French doors out to the garden. Upstairs, to the first floor landing there are two well proportioned double bedrooms and a further good sized single bedroom, all served by a bathroom fitted with a modern white and chrome three piece suite. Outside, the property has two side by side parking spaces to the front and a good enclosed garden to the rear laid mainly to lawn with patio sitting areas and a useful wooden shed.

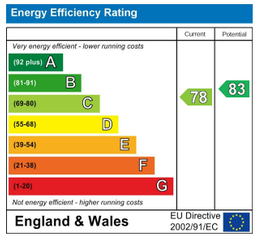
The property is located in a popular residential neighbourhood, Situated in the village of Altofts but on the fringe of Normanton town centre, therefore, it's within easy reach of the broad range of shops, schools and recreational facilities. Normanton itself has its own railway station and ready access to the national motorway network.

Ground Floor



First Floor





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.

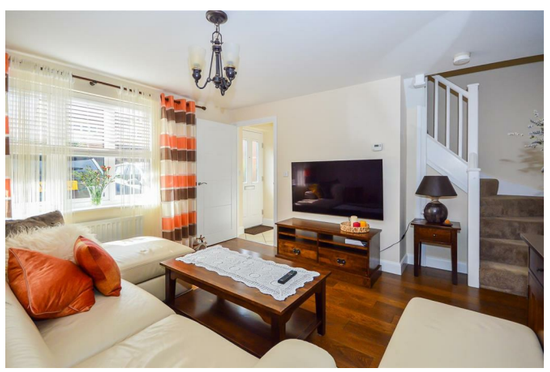
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
4'3" x 3'7" (1.3m x 1.1m)
Panelled front entrance door, central heating radiator. Doors to the downstairs W.C. and the living room.

DOWNSTAIRS W.C.
4'3" x 4'3" (1.3m x 1.3m)
Frosted UPVC double glazed window to the side, central heating radiator. Fitted with a white and chrome two piece cloakroom suite comprising of a pedestal wash basin and low suite W.C..

LIVING ROOM
14'1" x 11'9" (4.3m x 3.6m)
UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing, door into the dining kitchen.



DINING KITCHEN
16'4" x 8'10" (5.0m x 2.7m)
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, double central heating radiator. A range of wall and base units with laminate worktops and matching upstands, inset stainless steel sink, four ring stainless steel gas hob with glazed splashback and filter hood over, built in oven. Integrated fridge and freezer, integrated washing machine, integrated dishwasher.

FIRST FLOOR LANDING
UPVC double glazed window to the side. Doors to three bedrooms, the house bathroom and an over stairs storage cupboard.

BEDROOM ONE
12'1" x 8'10" (3.7m x 2.7m)
UPVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes and drawers.

BEDROOM TWO
10'5" x 8'10" (3.2m x 2.7m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE
8'2" x 7'6" (2.5m x 2.3m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
7'6" x 6'2" (2.3m x 1.9m)
Frosted UPVC double glazed window to the front, extractor fan, chrome ladder style heated towel rail. Fitted to a lovely standard with a white and chrome three piece suite comprising of a 'P' shaped over shower bath, vanity wash basin with cupboards under and low suite W.C..

OUTSIDE
To the front, the property has two allocated side by side parking spaces whilst round to the rear there is a lovely garden laid mainly to lawn with a paved patio sitting area, established shrubbed borders and a useful wooden shed.

LEASEHOLD
The ground rent £150.00 (pa). The remaining term of the lease is 987 years (current year). A copy of the lease is held on our file at the Normanton office.

COUNCIL TAX BAND
The council tax band for this property is B.

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.