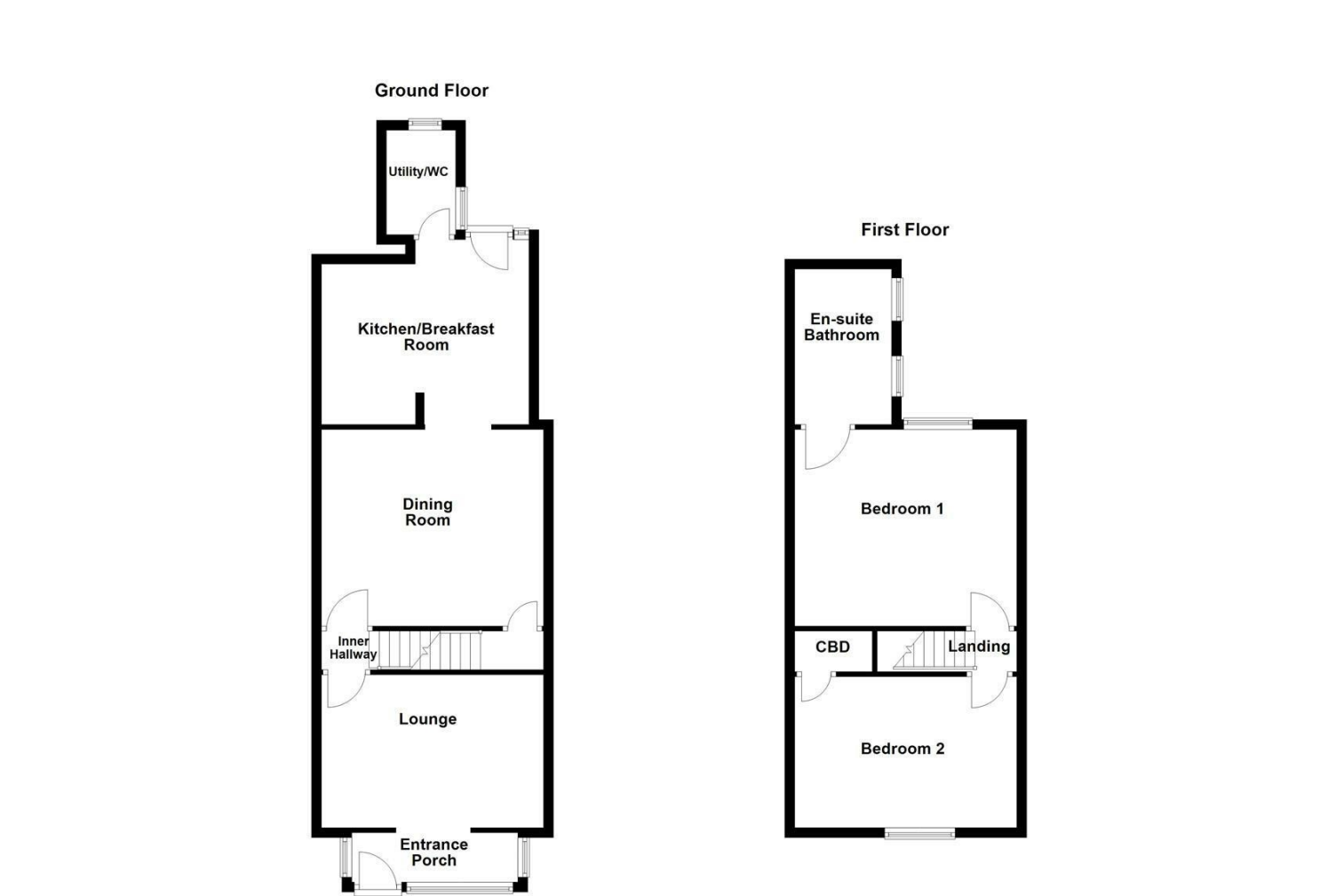


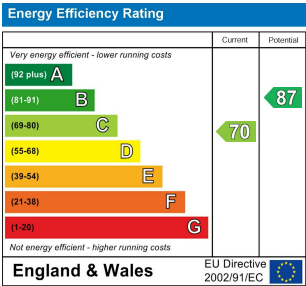


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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01924 260 022

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01924 899 870

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01977 798 844



9 Pope Street, Altofts, WF6 2RQ

For Sale Freehold £185,000

Superbly appointed throughout and occupying a prominent main road position, this well presented two bedroom mid terrace property benefits from a modern kitchen, stunning en suite bathroom and has UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance porch leading into a spacious lounge, with stairs rising to the first floor. There is a separate dining room, along with a contemporary breakfast kitchen, and a useful ground floor utility room/WC. To the first floor, the property offers two well proportioned bedrooms, with the principal bedroom benefiting from a stylish and contemporary en-suite bathroom. Externally, the property features a low maintenance garden to the front, while to the rear there is an enclosed garden incorporating a wooden garden seating area. The property also benefits from off street parking to the rear.

Ideally located close to a range of local amenities, including shops and schools, the property also offers excellent access to motorway networks, making it ideal for commuters.

This is an excellent opportunity for first time buyers, couples, or small families looking to step onto the property ladder, and an early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE PORCH

UPVC entrance door with a double glazed panel and frosted windows to either side leads into the entrance porch. The hallway features a central heating radiator and a square archway opening into the living room.

LIVING ROOM

14'11" x 9'6" [4.55m x 2.92m]

A well presented reception room featuring decorative wood panelling to three walls, a central heating radiator, and a feature fireplace with stone surround and tiled hearth. There is shelving set into one side of the chimney breast, cupboard space to the other, and coving to the ceiling.



INNER HALLWAY

An inner hallway provides a staircase rising to the first floor and access through to the dining room.

DINING ROOM

14'11" x 12'11" [4.57m x 3.96m]

A spacious reception room with exposed original floorboards, a central heating radiator, and a feature fireplace with tiled hearth. The room also benefits from

fitted storage cupboards to one side of the chimney breast, ceiling height storage, and access down to the cellar. An archway leads through into the open plan kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

14'4" x 12'3" [max] x 10'2" [min] [4.38m x 3.75m [max] x 3.10m [min]]

A modern open plan space fitted with a range of solid wood units and wood block work surfaces, incorporating a 1 1/2 bowl sink with mixer tap, four ring gas hob with contemporary stainless steel extractor hood above, integrated oven and grill, integrated fridge, and dishwasher. The room also features tiled splashbacks, wood flooring, a central heating radiator, recessed spotlights, and fitted shelving. A double glazed UPVC door provides access to the rear garden, and there is also access to the utility/WC. A lean to rear entrance area benefits from double glazing with a glazed roof, adding further natural light.

UTILITY/W.C.

6'1" x 5'10" [1.86m x 1.78m]

Fitted with base units and work surfaces incorporating a sink, with space and plumbing for a washing machine and dryer. There is also a low flush WC, heated towel radiator, double glazed UPVC window to the rear, and an additional window to the side elevation.

FIRST FLOOR LANDING

To the first floor, the landing provides access to two double bedrooms.

BEDROOM ONE

15'0" x 12'11" [4.59m x 3.96m]

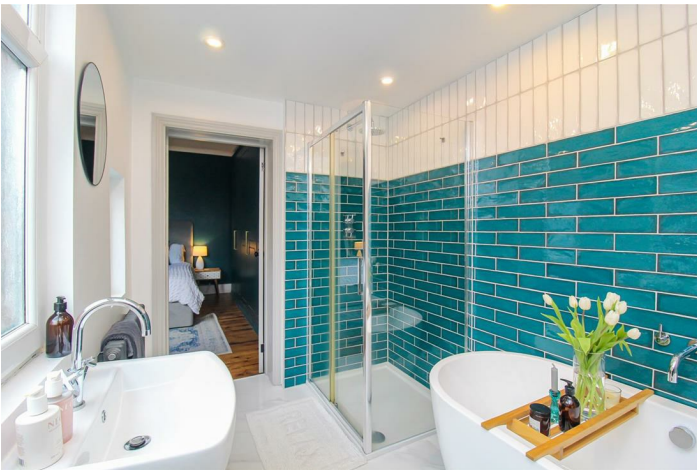
A spacious principal bedroom featuring a double glazed UPVC window to the rear elevation, exposed floorboards, fitted wardrobes, coving to the ceiling, and access to the en-suite bathroom.



EN SUITE BATHROOM

11'8" x 6'5" [3.57m x 1.97m]

A contemporary suite comprising a freestanding bath, separate shower enclosure with mixer shower and rainfall head, wash basin, and low flush WC. The room features partially tiled walls, tiled flooring, recessed spotlights, two heated towel radiators, and a frosted double glazed UPVC window to the side elevation.



BEDROOM TWO

15'1" x 10'0" [4.60m x 3.05m]

A double bedroom with a double glazed UPVC window to the front elevation, central heating radiator, access to a useful storage cupboard and the loft.



OUTSIDE

Externally, the property benefits from low maintenance paved gardens to both the front and rear. The rear garden is laid with Indian stone paving and incorporates a built in wooden seating area.



COUNCIL TAX BAND

The council tax band for this property is A.

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.