Richard Kendall Estate Agent

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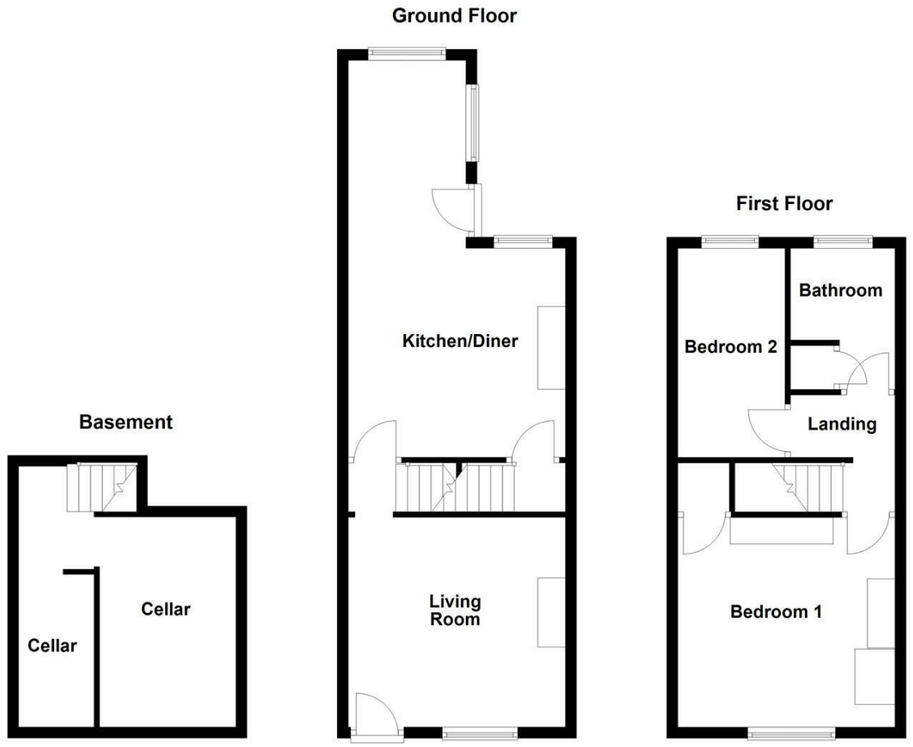
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



10 George Street, Altofts, WF6 2LT

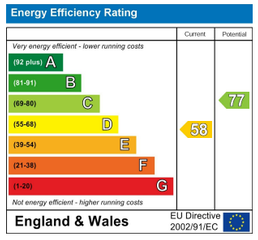
For Sale Freehold £150,000

A fantastic opportunity to purchase this two bedroom mid terraced home, offering well proportioned accommodation and benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises a spacious living room to the front and an L shaped open plan kitchen diner to the rear, providing two useful reception areas. To the lower ground floor there are two cellar rooms, offering additional storage or potential for a variety of uses. To the first floor, the landing provides access to two good sized bedrooms and a three piece house bathroom. Bedroom one benefits from fitted wardrobes. Externally, there is on street parking. To the rear, the property enjoys an enclosed courtyard style garden with low maintenance artificial lawn and paved seating areas, all enclosed by timber fencing.

The property is within walking distance of local amenities and well regarded schools, and is conveniently located close to Normanton town centre, which offers supermarkets and a railway station. For those commuting further afield, there is easy access to the M62 motorway network.

An excellent opportunity for first time buyers or investors. Early viewing is highly recommended.



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.

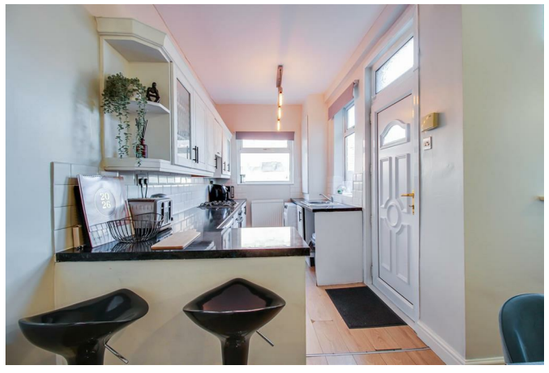
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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.

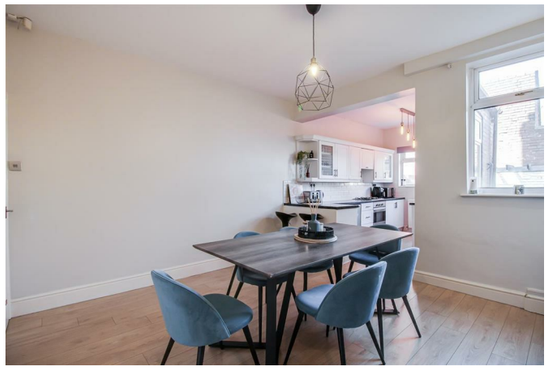
ACCOMMODATION

LIVING ROOM
UPVC double glazed front entrance door with frosted sunlight above leads into the living room. UPVC double glazed window to the front elevation, central heating radiator, ornate coving to the ceiling, laminate flooring and feature decorative brick fireplace with solid stone hearth and wooden mantle. Opening through to the inner hallway.

INNER HALLWAY
Laminate flooring, staircase with handrail rising to the first floor and door leading into the kitchen diner.



KITCHEN/DINER
12'5" (min) x 24'2" (max) x 12'11" (3.80m (min) x 7.38m (max) x 3.94m)
Laminate flooring and a range of wall and base units with laminate work surfaces and tiled splashbacks. 1½ stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dishwasher, space for freestanding fridge freezer and additional under counter fridge. Integrated oven and grill with four ring gas hob and cooker hood over. Two central heating radiators, three UPVC double glazed windows overlooking the rear yard and UPVC door with frosted sunlight above leading outside. Door with staircase down to the cellar.



CELLAR
8'1" x 12'4" (2.47m x 3.76m)
Main cellar room with original curing table in the corner and opening through to the original coal shuttle room providing useful storage.

FIRST FLOOR LANDING
Doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
12'4" x 12'11" (3.76m x 3.94m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to two walls with additional built in wardrobe.

BEDROOM TWO
6'4" x 12'7" (1.94m x 3.84m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
8'5" x 6'2" (2.59m x 1.89m)
Three piece suite comprising panelled bath with mixer tap and electric shower over, pedestal wash basin with mixer tap and low flush WC. Part tiled walls, coving to the ceiling, chrome heated towel radiator, frosted UPVC window to the rear elevation and storage cupboard with fixed shelving.

OUTSIDE
Externally to the front there is on street parking. To the rear is a paved pathway leading to a low maintenance artificial lawn garden with timber pergola over, enclosed by timber fencing and brick walling, together with an outside water point.

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.

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.