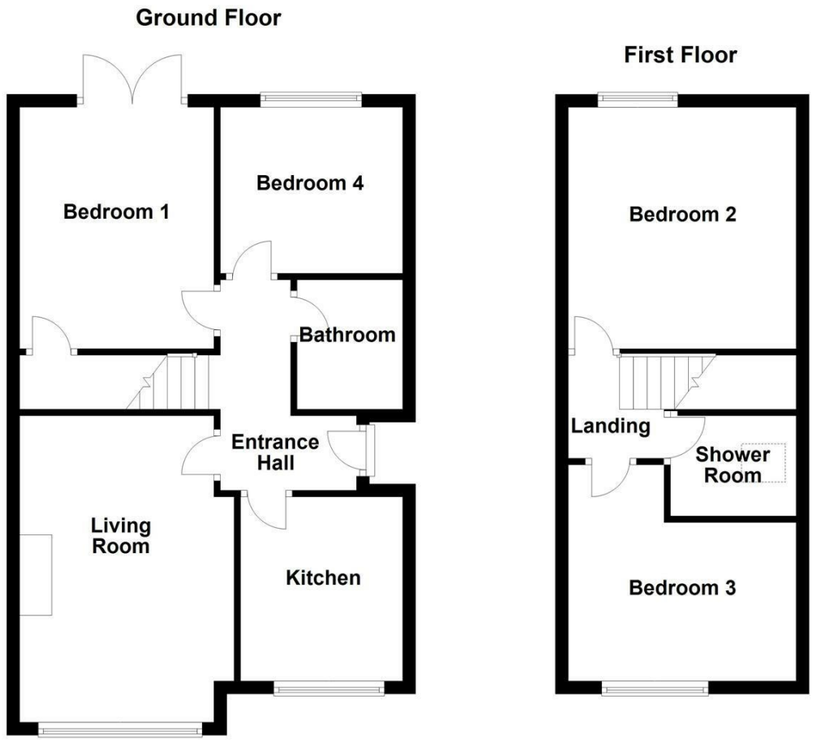


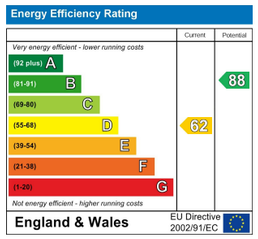


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 11 Priory Close, Altofts, WF6 2PT

## For Sale Freehold £275,000

Situated in Altofts is this well proportioned four bedroom semi detached home offered for sale with no chain and vacant possession, benefitting from ample off road parking with detached garage, front and rear gardens.

The property was fully refurbished in 2023, comprising a new boiler, radiators, kitchen, bathroom, en suite, as well as full rewiring, new doors, windows, and driveway. With all major works already completed, the home is ready for you to move straight in and make it your own.

The property briefly comprises of the entrance hall, modern fitted kitchen, living room, two bedrooms and bathroom. The first floor landing leads to two further bedrooms and shower room. Outside to the front is a lawned garden and driveway for two vehicles leading to the single detached garage. To the rear a lawned garden and paved patio area with a pleasant view of St Mary Magdalene Church.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network for those looking to travel further afield.

An ideal home for the couple/small family or those looking to downsize. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Composite side entrance door (fitted in 2023), central heating radiator, stairs to the first floor landing and doors to the kitchen, living room, bathroom and two bedrooms.

### KITCHEN
8'3" x 9'4" (2.52m x 2.86m)
Fitted in 2023 with a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood. Integrated fridge/freezer, space and plumbing for a washing machine, chrome ladder style radiator and UPVC double glazed window to the front.

### LIVING ROOM
15'7" x 10'10" (max) x 9'8" (min) (4.77m x 3.32m (max) x 2.95m (min))
UPVC double glazed window to the front and central heating radiator.

### BEDROOM ONE
9'10" x 12'3" (3.01m x 3.75m)
Understairs storage cupboard, central heating radiator and a set of UPVC double glazed French doors to the rear garden.

### BEDROOM FOUR
9'3" x 8'5" (2.84m x 2.57m)
UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.
6'6"x 5'4" (2.0mx 1.64m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath. UPVC double glazed frosted window to the side and chrome ladder style radiator,

### FIRST FLOOR LANDING
Doors to two further bedrooms and shower room.

### BEDROOM TWO
12'4" x 11'7" (3.76m x 3.55m)
Storage eaves, central heating radiator and UPVC double glazed window to the rear.

### BEDROOM THREE
10'9" x 9'8" (max) x 6'6" (min) (3.28m x 2.95m (max) x 2.0m (min))
Central heating radiator and UPVC double glazed window to the front.

### SHOWER ROOM/W.C.
5'6" x 5'1" (1.7m x 1.57m)
Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower attachment. Velux skylight and chrome ladder style radiator.

## OUTSIDE
To the front of the property is a lawned garden and driveway providing off road parking leading to the single detached garage with up and over door, outside tap, electric, internet cable and waste fitted for a washing machine. To the rear is a lawned garden and paved patio area, perfect for outdoor dining and entertaining, surrounded by walls and timber fencing with a view of St Mary Magdalene Church.

## PLEASE NOTE
The seller has informed us that the garage roof may contain asbestos but has never been tested.

## 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.

## 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.