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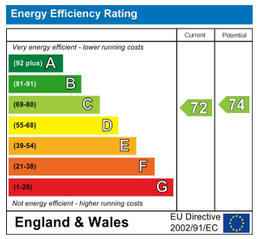
For Sale Freehold Offers Over £350,000

This well presented, contemporary three bedroom detached property is ideally situated in a popular residential location in Altofts. The home offers a stylish open plan kitchen diner with high specification integrated appliances and a beautifully landscaped south facing rear garden.

Upon entering the property, an entrance hall provides access to the ground floor WC and the living room. The living room is bright and welcoming, with double sliding doors opening into the impressive open-plan kitchen diner, as well as a staircase rising to the first floor. The kitchen diner is fitted with a range of high-quality units, granite worktops, and premium Samsung integrated appliances, creating a superb space for both everyday living and entertaining. From the kitchen diner, there is access to the conservatory, which benefits from a solid, fully insulated roof and enjoys pleasant views over the rear garden. To the first floor, the landing provides access to three generously sized double bedrooms and a contemporary three-piece shower room. The landing also offers loft access via pull-down ladders, along with a useful storage cupboard. Externally, to the front elevation, the property features a flagged pathway leading to the entrance, a neatly maintained lawned area, and a concrete driveway providing off-street parking. There is also an integral garage with power and lighting, which houses the Worcester Bosch gas combination boiler. To the rear, the fully enclosed south-facing garden has been thoughtfully landscaped and includes gravelled sections, a lawned area, a timber decked seating space, and access to a timber-built bar/summerhouse, ideal for outdoor entertaining.

Further benefits include double glazed UPVC windows and gas central heating. The property is conveniently located within easy reach of motorway links, local schools, nurseries, shops, and other amenities. Normanton town centre and Normanton train station are also just a short distance away, making this an excellent choice for commuters.





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
Upon entering the property, a UPVC front door leads into the entrance hall, which is fitted with solid wood flooring. From here, there is access to the downstairs WC and an opening into the living room.

DOWNSTAIRS W.C.
3'2" x 4'2" (0.98m x 1.28m)
Fitted with flooring, a central heating radiator, wash hand basin with hot and cold taps, low flush WC, and a double glazed frosted UPVC window to the front elevation.

LIVING ROOM
10'7" x 13'9" (3.24m x 4.21m)
A well proportioned reception space featuring solid wood flooring, a double glazed UPVC window to the front elevation, and a central heating radiator. The room provides access to the staircase leading to the first floor landing, along with double sliding doors opening into the kitchen diner.



KITCHEN DINER
18'11" x 8'7" (5.79m x 2.62m)
A spacious open plan kitchen diner fitted with solid wood flooring and a range of gloss wall and base units complemented by solid granite worktops. There is an inset stainless steel sink with mixer tap, induction hob with extractor fan, integrated oven and combi oven, warming drawer, integrated fridge freezer, dishwasher, pantry storage, and designated space for a washing machine. All appliances are Samsung. Additional features include ceiling spotlights, patio doors leading to the rear garden, and access into the conservatory.

CONSERVATORY
10'5" x 11'1" (3.18m x 3.40m)
A bright and versatile additional living space benefiting from insulated roofing, ceiling spotlights, double glazed UPVC windows, patio doors leading to the rear garden, solid flooring, and a central heating radiator.



FIRST FLOOR LANDING
To the first floor, a carpeted staircase leads to the landing, which is served by a double glazed UPVC window to the side elevation. The landing provides access to three bedrooms, the shower room, storage cupboard, and loft access via pull down ladders.

BEDROOM ONE
14'1" x 9'3" (4.31m x 2.83m)
A generously sized double bedroom with central heating radiator, and a double glazed UPVC window to the rear elevation.



BEDROOM TWO
10'8" x 9'1" (3.26m x 2.78m)
A well proportioned bedroom featuring a central heating radiator, and a double glazed UPVC window to the rear elevation.



BEDROOM THREE
10'0" x 8'0" (3.05m x 2.46m)
A comfortable third bedroom with a central heating radiator, and a double glazed UPVC window to the front elevation.



SHOWER ROOM
8'2" x 5'0" (2.51m x 1.54m)
Fitted with LVT flooring, low flush WC, vanity unit with mixer tap and storage, floor-to-ceiling tiling, chrome heated towel radiator, ceiling spotlights, extractor fan, double glazed frosted UPVC window to the front elevation, and a walk-in shower with glass screen and dual shower fittings.



OUTSIDE
Externally, the front elevation offers a flagged pathway leading to the entrance, a concrete driveway, and a lawned area. There is access to the integral garage via an electric door (installed in 2025), with power and lighting, and the Worcester Bosch combination boiler housed within. To the rear, the property benefits from a fully enclosed, south-facing garden comprising a gravelled area, timber decking ideal for outdoor seating, lawned sections with sleeper borders, and access to a timber-built bar/summer house and a custom built storage shed to the side of the property.



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

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.

SOLAR PANELS LEASED
The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.