Richard Kendall Estate Agent

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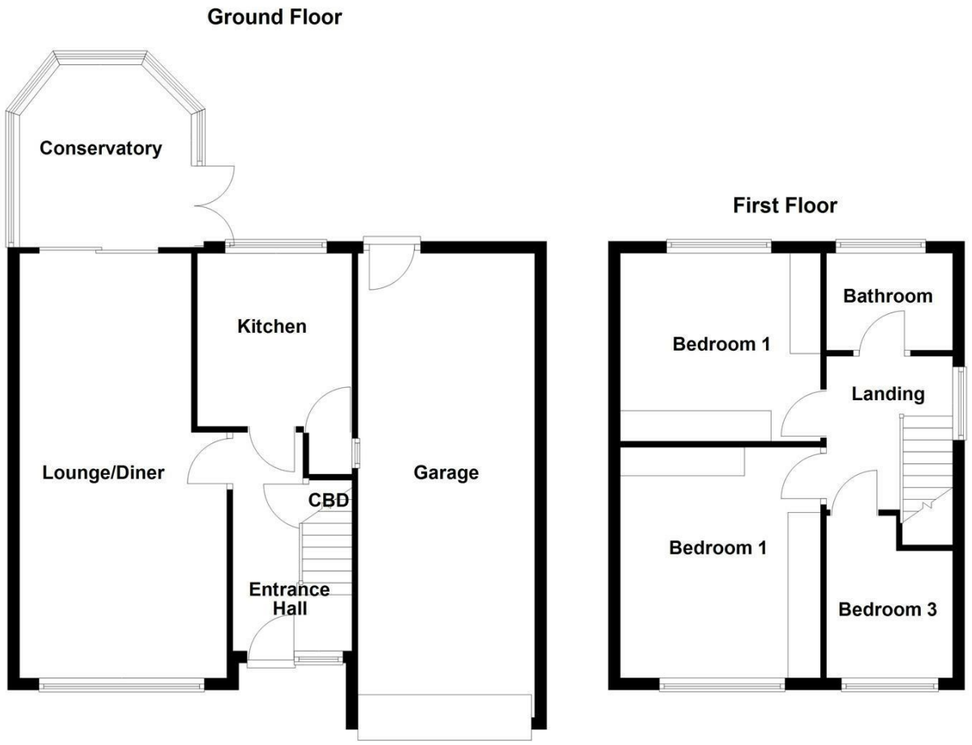


6 Oakwood Close, Altofts, WF6 2NY

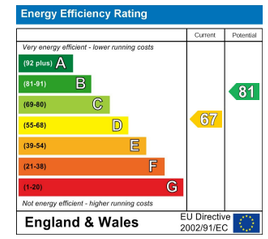
For Sale Freehold £280,000

Enjoying a pleasant cul de sac position is this three bedroom semi detached home, benefitting from front and rear gardens, off road parking and an integral tandem single garage. The property offers well proportioned accommodation throughout, including a spacious L shaped lounge diner, a modern fitted kitchen and a three piece house bathroom.

The accommodation briefly comprises an entrance hall with understairs storage cupboard, a fitted kitchen with additional storage and internal access to the tandem garage, and a generous L shaped lounge diner with dual aspect windows and sliding patio doors leading into a conservatory overlooking the rear garden. To the first floor, the landing provides access to three bedrooms and a three piece suite house bathroom. Bedrooms one and two include fitted wardrobes. Externally, to the front of the property, double cast iron gates open onto a concrete driveway providing off road parking, alongside an attractive lawned garden with planted borders, enclosed to the front. The rear garden has been designed for low maintenance and features two artificial lawn sections, a timber decked patio and a further paved seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing with established planted borders.

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.

A well presented home in a popular location. 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

ENTRANCE HALL
UPVC double glazed entrance door with frosted side panels, laminate flooring, central heating radiator, staircase to the first floor and under stairs storage cupboard.

LOUNGE/DINER
11'5" (max) x 9'5" (min) x 23'4" (3.50m (max) x 2.88m (min) x 7.13m)
Two central heating radiators, ceiling roses, UPVC double glazed window to the front aspect, electric fire with marble surround and sliding doors to the conservatory.

CONSERVATORY
10'1" x 8'0" (3.08m x 2.44m)
UPVC double glazed windows and French doors to the rear garden, laminate flooring, power, lighting and central heating radiator.

KITCHEN
9'6" x 8'6" (2.90m x 2.61m)
Range of fitted wall and base units, laminate work surfaces, integrated oven and gas hob, sink and drainer, integrated fridge and freezer, boiler cupboard and door to the integral garage.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation and loft access.

BEDROOM ONE
12'0" x 11'3" (3.68m x 3.43m)
UPVC double glazed window to the front elevation and fitted wardrobes to two walls.

BEDROOM TWO
11'2" x 10'4" (3.42m x 3.16m)
UPVC double glazed window to the rear elevation and fitted wardrobes and drawers.

BEDROOM THREE
7'4" (max) x 5'5" (min) x 6'10" (2.24m (max) x 1.66m (min) x 2.10m)
UPVC double glazed window to the front elevation.

BATHROOM/W.C.
5'4" x 6'7" (1.64m x 2.03m)
Panelled bath with shower over, concealed w.c., vanity wash basin, fully tiled walls and chrome towel radiator.

OUTSIDE
Gated driveway to the front leading to the garage with lawned garden and planted borders. Enclosed rear garden with patio areas and low maintenance artificial lawn.

INTEGRAL TANDEM GARAGE
9'1" x 25'6" (2.77m x 7.79m)
Manual up and over door, power, lighting and rear access door to the garden.

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.

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.