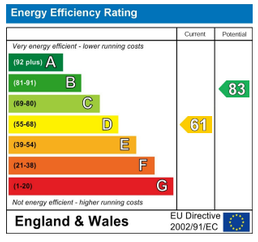
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Total area: approx. 63.1 sq. metres (679.0 sq. feet)



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.

1 Bransdale Mews, Altofts, WF6 2SZ

For Sale Freehold £225,000

A well appointed and attractive three bedroom semi detached family home, benefitting from off street parking, an attached garage and an enclosed rear garden.

The property benefits from gas central heating and UPVC double glazing and is approached via a welcoming entrance hall leading into a good sized living room. To the rear, there is a separate dining room with patio doors opening onto the garden, which in turn links through to the adjoining kitchen fitted with a range of units and integrated cooking facilities. To the side of the property is a useful rear entrance porch and utility area, providing access through to the rear of the attached garage. To the first floor, the principal bedroom is positioned to the front and leads into an adjoining dressing room. There are two further well proportioned bedrooms, all served by a modern family bathroom. Externally, the property enjoys a neat garden to the front along with driveway parking leading to the attached garage. To the rear, there is a generous garden laid mainly to lawn, complemented by a block paved patio area ideal for outdoor seating, along with a small summer house.

The property is situated in a popular residential area on the southern fringe of Normanton, within easy reach of a range of local shops, schools and recreational facilities. A wider selection of amenities can be found in Normanton town centre, which also offers a railway station and convenient access to the motorway network.

Only a full internal inspection will fully appreciate the space and potential this home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Entrance door to the side leading into the hallway with radiator and staircase to the first floor, with door through to the living room.

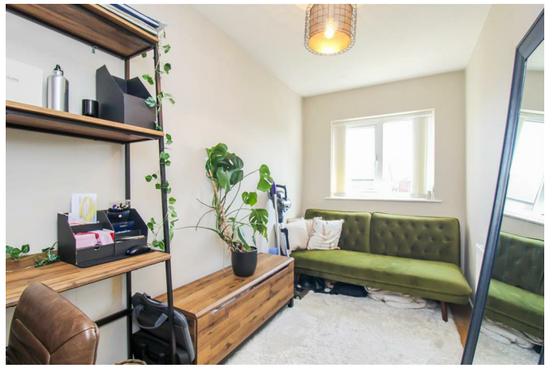
LOUNGE
14'9" x 11'5" (4.50m x 3.50m)
Double glazed window to the front, radiator and gas fire set within a marble hearth and wood surround.

KITCHEN/DINER
14'9" x 6'10" (min) x 11'9" (max) (4.50m x 2.10m (min) x 3.60m (max))
Fitted with a range of modern wall and base units with laminate work surfaces and tiled splashbacks, 1.5 sink and drainer with mixer tap, four ring hob with extractor over, built in oven, plumbing for washing machine and integrated fridge and freezer, with double glazed windows and door to the rear and radiator.

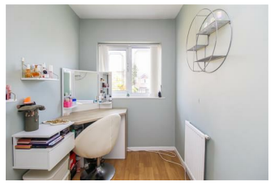
FIRST FLOOR LANDING
Loft access, double glazed window to the side and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
8'8" x 11'11" (2.65m x 3.65m)
Fitted bedroom furniture including wardrobes and storage cupboards above the bed, double glazed window to the rear, radiator and laminate flooring.

BEDROOM TWO
12'0" x 6'0" (3.66m x 1.83m)
Double glazed window to the rear, radiator and laminate flooring.



BEDROOM THREE
9'7" x 5'6" (2.93m x 1.70m)
Double glazed window to the front, radiator and laminate flooring.



BATHROOM/W.C.
5'7" x 6'5" (1.71m x 1.96m)
Fitted with a low flush W.C., concealed wash basin with vanity cupboard, panel bath with shower over and separate attachment, fully tiled walls and floor, frosted double glazed window to the front and heated towel rail, with storage cupboard over the stairs.

OUTSIDE
To the front is a lawned garden. To the rear, a lawned garden incorporating a stone flagged patio area and a block paved driveway providing off street parking leading to a semi detached brick built garage with up and over door, power and lighting.

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.