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2A Parker Avenue, Altofts, WF6 2NS

For Sale Freehold £225,000

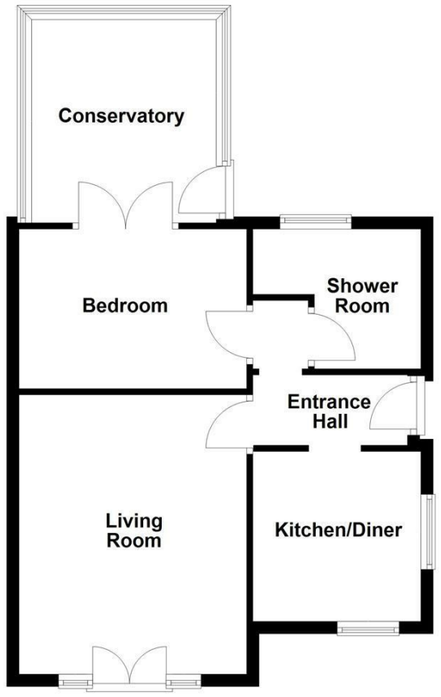
Situated in the sought after area of Altofts is this well presented one bedroom detached bungalow. Offering well proportioned accommodation throughout, including generous reception space with a bay fronted living room and conservatory, together with a good sized bedroom and modern fitted shower room, this is a property not to be missed.

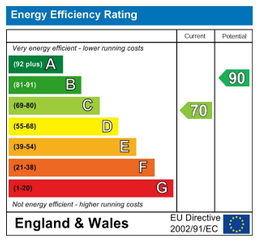
The accommodation briefly comprises an entrance hall with loft access and doors leading to the kitchen diner, living room, shower room and bedroom. The living room enjoys a bay window to the front, while the bedroom provides access into the conservatory overlooking the rear garden. Externally, the front garden is pebbled with planted features and incorporates a block paved driveway providing off road parking for up to three vehicles. Iron double gates give access down the side of the property to a detached garage or storage unit. The rear garden is designed for low maintenance, with pebbled and paved areas ideal for outdoor dining and seating. The garden is fully enclosed by timber fencing, making it suitable for pets and visitors alike.

Altofts is a popular location, particularly for downsizers seeking accessible accommodation. Local shops and schools are within easy reach, with a wider range of amenities available in Normanton town centre. Regular bus routes serve the area and Normanton train station offers links to Leeds and Sheffield. The M62 motorway is also a short drive away for those commuting further afield.

Only a full internal inspection will reveal all that this unique bungalow has to offer. Early viewing is highly recommended.

Ground Floor





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.

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ACCOMMODATION

ENTRANCE HALL
Entrance door, coving to the ceiling, loft access and doors leading to the bedroom, shower room, kitchen diner and living room, together with a UPVC frosted double glazed side door providing access. An air filtration system is installed and connected to the kitchen diner to help prevent condensation.

KITCHEN/DINER
9'1" x 8'11" (2.77m x 2.73m)
Two UPVC double glazed windows to the front and side elevations, central heating radiator and a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, laminate splashback, four ring electric hob with extractor above, integrated oven and space and plumbing for washing machine and fridge freezer.

LIVING ROOM
12'1" x 14'2" (3.70m x 4.32m)
Coving to the ceiling, ceiling rose, central heating radiator and UPVC double glazed French doors to the front of the property.

SHOWER ROOM/W.C.
8'8" x 7'4" (max) x 3'9" (min) (2.66m x 2.26m (max) x 1.16m (min))
Frosted UPVC double glazed window to the rear elevation, central heating radiator, low flush WC, ceramic wash basin set into storage unit with mixer tap and double shower cubicle with overhead shower and separate shower attachment with glass screen, extractor fan and full wet wall panelling.

BEDROOM
9'2" x 12'1" (2.80m x 3.70m)
Coving to the ceiling, central heating radiator and UPVC double glazed French doors leading into the conservatory.

CONSERVATORY
10'2" x 10'7" (3.11m x 3.23m)
Surrounded by UPVC double glazed windows with UPVC double glazed door providing access to the rear garden and central heating radiator.

OUTSIDE
Externally to the front is a low maintenance pebbled garden with planted features and a block paved driveway providing off road parking for three vehicles with double gates leading to the garage or storage at the rear. The rear garden is also pebbled with block paving throughout, ideal for outdoor dining and entertaining, fully enclosed by timber fencing.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.