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13 Churchfield Croft, Altofts, WF6 2QD

For Sale Freehold £170,000

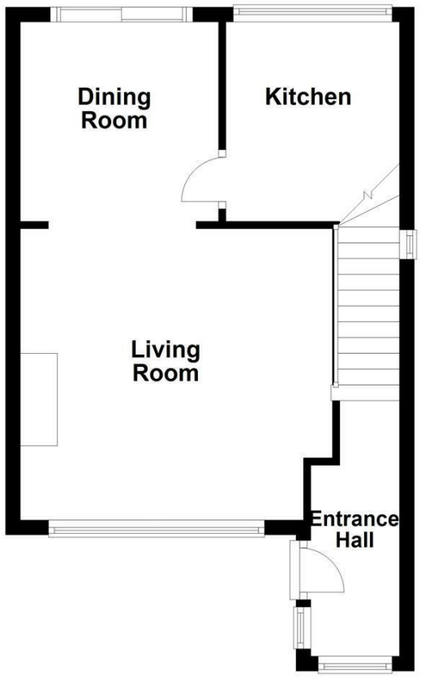
This three bedroom townhouse is offered to the market with no onward chain and is situated in the popular Altofts area, presenting an excellent opportunity for buyers looking to modernise and personalise a home to their own taste.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into a spacious open plan lounge diner, featuring UPVC sliding doors leading out to the rear garden. The ground floor is completed by a fitted kitchen. To the first floor, the landing provides loft access and leads to two double bedrooms, a third single bedroom and a three piece house bathroom. Externally, the property benefits from a driveway to the front providing off road parking, along with a gravelled garden area and side access to the rear. The enclosed rear garden is arranged over two tiers and incorporates a flagged patio area and gravelled section, enjoying an easterly aspect.

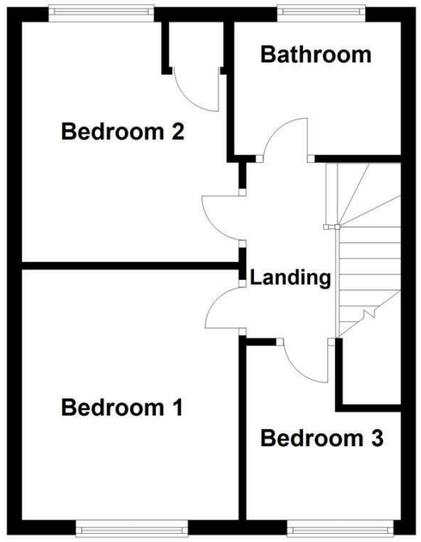
The property is well placed for local schools, amenities and transport links, including easy access to the motorway network and nearby Normanton town centre and train station.

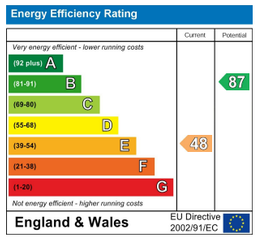
Ideal for first time buyers and young families, this property offers great potential. An early viewing is highly recommended.

Ground Floor



First 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.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, central heating radiator, exposed floorboards, frosted UPVC double glazed window to the front and staircase to the first floor landing. Open access into the lounge diner.

LOUNGE DINER
22'1" x 12'9" (6.75m x 3.90m)
UPVC double glazed window to the front, sliding patio doors to the rear garden, two central heating radiators and exposed floorboards. Open access through to the kitchen.

KITCHEN
8'9" x 7'5" (2.67m x 2.27m)
Fitted with a range of wall and base units with work surfaces, stainless steel sink and drainer, space and plumbing for a washing machine and UPVC double glazed window to the rear. Exposed floorboards.

FIRST FLOOR LANDING
Loft access and doors leading to three bedrooms and the house bathroom.

HOUSE BATHROOM/W.C.
5'0" x 6'2" (1.54m x 1.88m)
Frosted UPVC double glazed window to the rear, central heating radiator, low flush W.C., pedestal wash basin and panelled bath with shower attachment. Tiling to the walls around the bath area.

BEDROOM ONE
9'6" x 12'8" (2.91m x 3.87m)
UPVC double glazed window to the front, central heating radiator and exposed floorboards.

BEDROOM TWO
8'6" x 13'1" (2.60m x 3.99m)
UPVC double glazed window to the rear, central heating radiator, exposed floorboards and housing the Glow-worm combi boiler.

BEDROOM THREE
6'2" x 5'7" (1.88m x 1.71m)
UPVC double glazed window to the front, central heating radiator and exposed floorboards.

OUTSIDE
To the front, there is a cobbled driveway providing off road parking for one vehicle, with additional cobbled space that could be converted into a lawned area. Side access leads to the rear. To the rear, there is a tiered garden with a flagged patio area leading down to a gravelled section, all enclosed by timber fencing.

PLEASE NOTE
There is some further information about the property, please contact the office for details.

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.