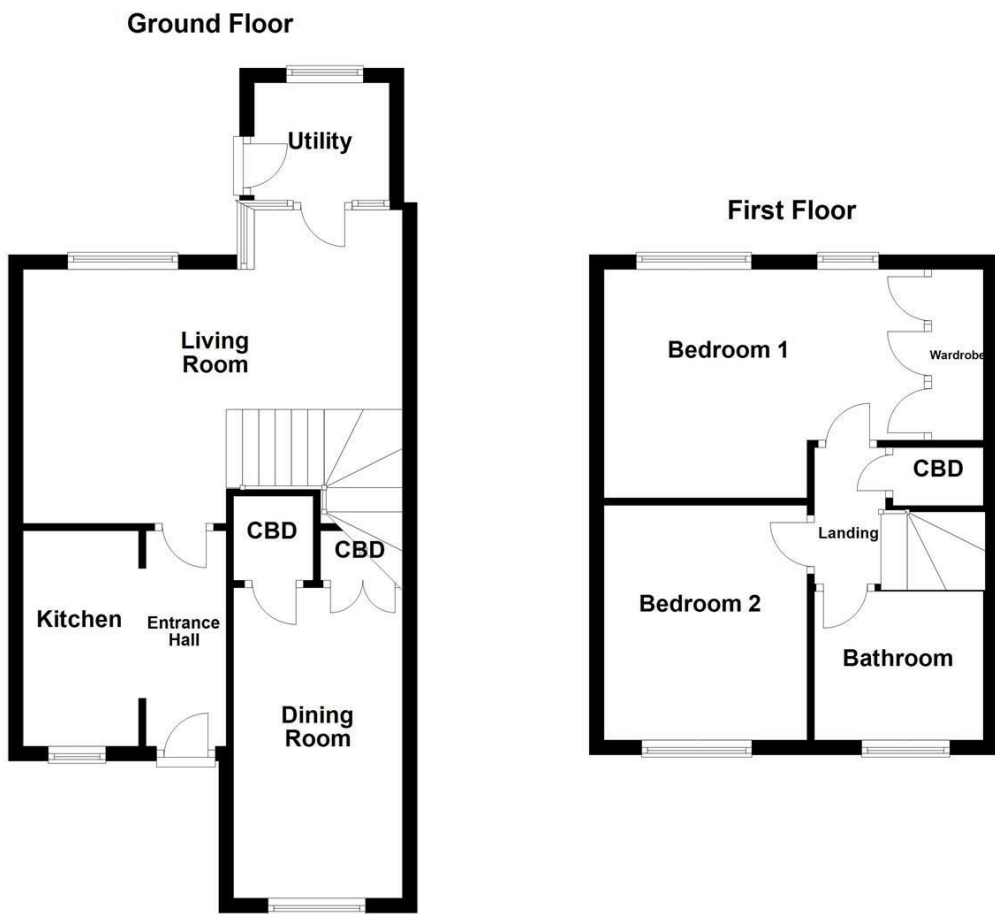




#### IMPORTANT NOTE TO PURCHASERS

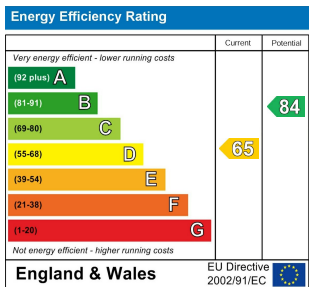
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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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## 17 Marston Walk, Altofts, WF6 2SG

### For Sale Freehold £185,000

Nestled within a pleasant cul-de-sac in the popular Altofts area of Wakefield, this well presented two bedroom semi detached home offers spacious and versatile accommodation, ideal for first time buyers, small families, or professional couples alike. Boasting two generous double bedrooms, ample reception space, off road parking, and a substantial side and rear garden, this property is one not to be missed.

The accommodation briefly comprises an entrance hall leading to the kitchen, dining room with useful storage cupboards, and a spacious living room with access to the rear porch/utility area and rear garden. A staircase leads to the first floor landing, which provides access to the loft, additional storage cupboard, two double bedrooms, and the house bathroom. Externally, the property features a shared driveway to the front, providing off road parking, while the generous rear garden is mainly laid to lawn with gravelled and planted areas, as well as a paved patio ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, offering a safe and private space for both children and pets.

Altofts is a highly regarded residential location offering a range of local amenities, including shops and well regarded schools within walking distance. Excellent transport links are also close by, with Normanton train station providing direct routes to major cities such as Leeds and Sheffield, and the M62 motorway network just a short drive away, perfect for commuters.

An internal inspection is highly recommended to fully appreciate the potential and charm of this delightful home. Early viewing is advised to avoid disappointment.

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#### ACCOMMODATION

##### ENTRANCE HALL

Frosted UPVC double glazed door. Doors to the dining room and living room, and an opening through to the kitchen.

##### KITCHEN

8'10" x 5'1" [max] x 4'4" [min] [2.7m x 1.55m [max] x 1.34m [min]]

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, space for a cooker and space and plumbing for a washing machine. UPVC double glazed window to the front elevation.

##### DINING ROOM/SITTING ROOM

14'0" x 7'4" [max] x 6'5" [min] [4.27m x 2.25m [max] x 1.97m [min]]

UPVC double glazed window to the front, central heating radiator and access to two storage cupboards.



##### LIVING ROOM

16'2" x 13'3" [max] x 6'9" [min] [4.95m x 4.05m [max] x 2.08m [min]]

UPVC double glazed window to the rear, stairs providing access to the first floor landing, central heating radiator, timber frame door with frosted glass pane leading to the rear porch and a wall mounted electric fireplace.



##### REAR PORCH

6'0" x 5'1" [1.83m x 1.56m]

UPVC double glazed window to the rear and UPVC double glazed door to the rear garden, with wall units and laminate work surface over.

##### FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms, house bathroom and an upstairs storage cupboard.

##### BEDROOM ONE

14'5" x 8'2" [max] x 6'9" [min] [4.4m x 2.5m [max] x 2.07m [min]]

Three built in storage cupboards, two UPVC double glazed windows to the rear elevation, dado rail and central heating radiator.



##### BEDROOM TWO

8'2" x 10'4" [2.5m x 3.17m]

UPVC double glazed window to the front and central heating radiator.



##### BATHROOM/W.C.

5'4" x 7'8" [1.64m x 2.36m]

Frosted UPVC double glazed window to the front, chrome heated towel radiator, concealed cistern w.c., ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap and electric shower with glass screen and full tiling to the walls.



##### OUTSIDE

There is a shared driveway providing off street parking for one vehicle. The rear garden is mainly laid to lawn with planted and pebbled features throughout, including mature shrubs and flowers and a paved patio area ideal for outdoor dining and entertaining, fully enclosed by timber fencing, making it ideal for pets and children.



##### 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.