



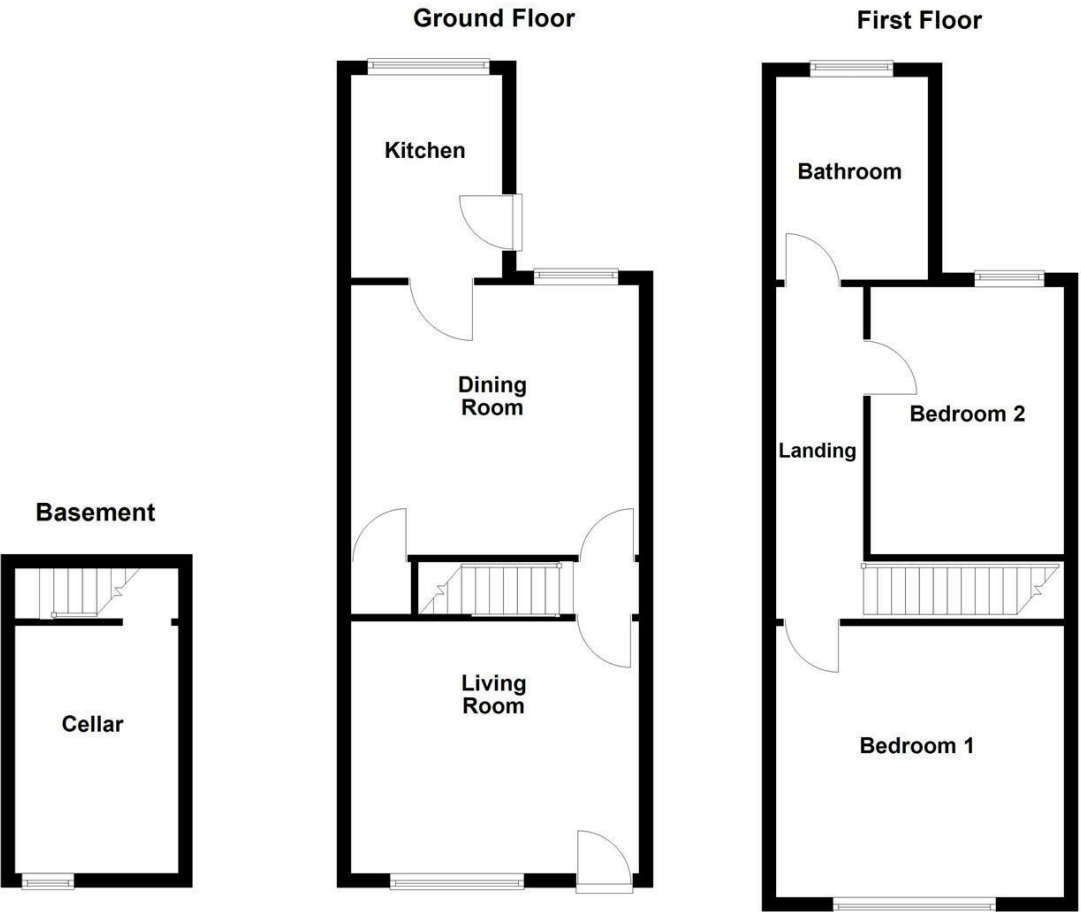
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

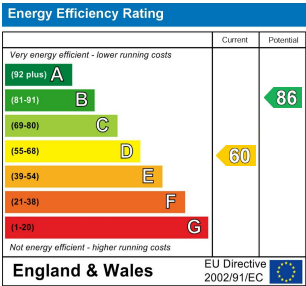


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



15 Greenbank Road, Altofts, WF6 2JU

For Sale Freehold £175,000

Introducing to the market this two bedroom terraced property situated in the sought after location of Altofts. Perfect for the small family and first time buyers in the market, this property is certainly not one to be missed.

With UPVC sealed unit double glazed windows and a combination gas fired central heating system, this comfortable home is approached from the front into a lovely living room that has a built in cupboard and shelves. To the rear there is a large dining room and kitchen fitted with a good range of units with integrated appliances. To the first floor there are two good sized bedrooms, served by a four piece suite bathroom. Outside, the property has on street parking to the front with a much larger low maintenance garden to the rear with decked and artificial grass areas.

The property is situated within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centres of Normanton and Castleford with local railway stations close at hand as well as the national motorway network.



ACCOMMODATION

LIVING ROOM

11'10" x 13'6" [3.62m x 4.14m]

Composite front entrance door into entrance hall. UPVC double glazed window to the front, central heating radiator. Door to staircase to first floor landing and door to dining room.

DINING ROOM

12'8" x 13'5" [3.87m x 4.10]

UPVC double glazed window to the rear, central heating radiator. Door into kitchen, door to cellar.



KITCHEN

9'6" x 7'3" [2.91m x 2.21m]

UPVC double glazed window to the rear, UPVC double glazed door to the rear. A range of wall and base units with laminate worksurface over. Space and plumbing for washing machine, integrated cooker, four ring gas hob, integrated fridge freezer, stainless steel sink with mixer tap and drainer.

CELLAR

7'7" x 11'10" [2.33m x 3.62m]

Housing the boiler and gas meter. Single glazed window to the front, central heating radiator.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM ONE

13'7" x 11'11" [4.15m x 3.65m]

UPVC double glazed window to the front, central heating radiator, over stairs storage.



BEDROOM TWO

12'9" x 9'2" [3.91m x 2.80m]

UPVC double glazed window to the rear, central heating radiator.



BATHROOM

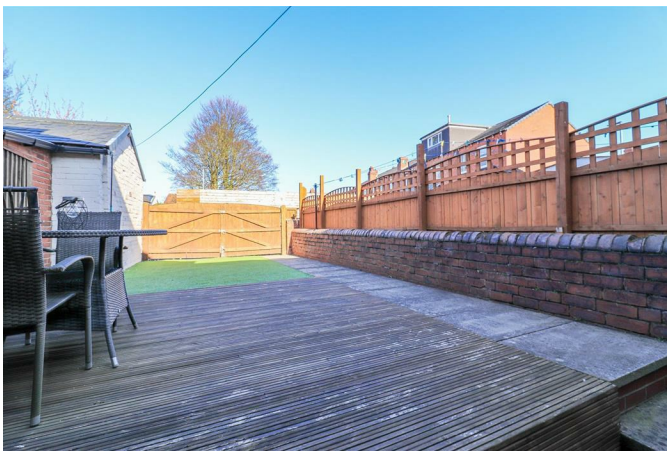
6'11" x 9'6" [2.13m x 2.91m]

UPVC double glazed frosted window to the rear, chrome ladder style radiator. Comprising of a four piece suite, corner shower unit with showerhead attachment and hot and cold taps, fitted bath unit with hot and cold taps and additional showerhead attachment, wall mounted hand wash basin and mixer taps, low flush W.C. and additional storage units. Extractor fan.



OUTSIDE

To the front of the property is on street parking. To the rear of the property there is a low maintenance garden with a decked area and artificial grass with gated rear entrance.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.