Richard Kendall Estate Agent

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15 Ryedale Place, Altofts, WF6 2RD

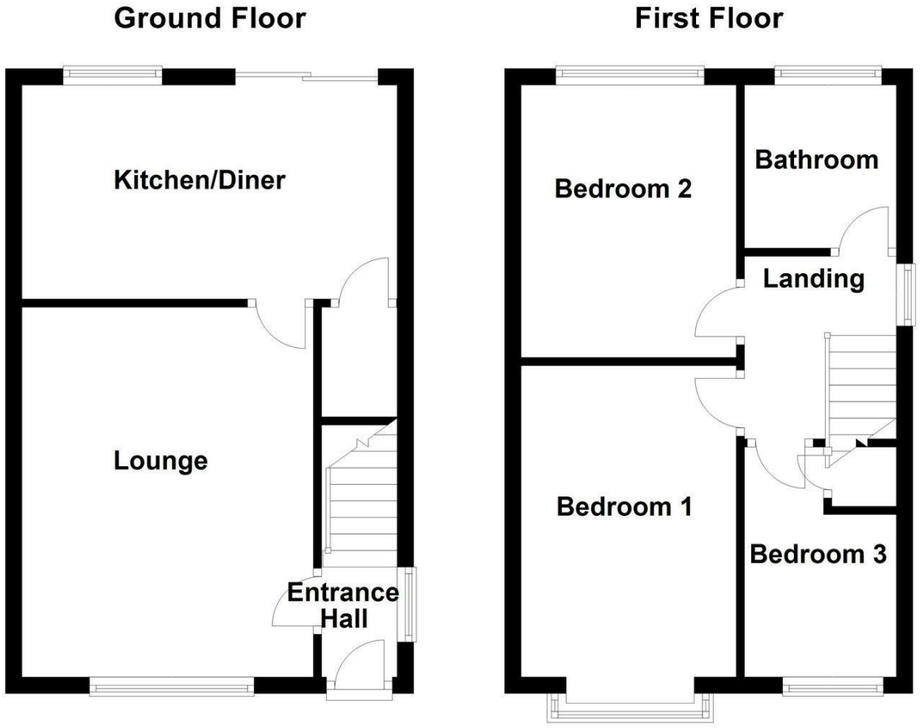
For Sale Freehold £200,000

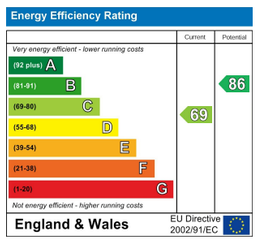
Occupying a pleasant cul de sac position is this well presented three bedroom semi detached home, benefitting from driveway parking and enclosed gardens to both the front and rear.

The accommodation briefly comprises an entrance hall, lounge and kitchen diner to the ground floor. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property enjoys low maintenance gardens to the front and rear, together with driveway parking.

The home is ideally located for local shops and amenities, including nearby infant and junior schools. Normanton town centre is within easy reach, and the motorway network is only a short drive away, making it ideal for commuters.

Viewing is highly recommended.





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.

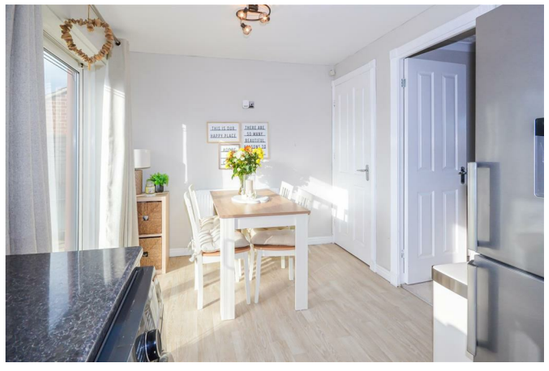
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
A front entrance door leads into the main hallway with UPVC double glazed window to the side elevation, central heating radiator and staircase leading to the first floor. A door leads through to the lounge.

LIVING ROOM
14'8" x 11'7" (4.48m x 3.54m)
UPVC double glazed window to the front elevation, central heating radiator and door through to the kitchen diner.

KITCHEN/DINER
14'9" x 8'6" (4.52m x 2.60m)
UPVC double glazed window and UPVC sliding patio doors to the rear elevation, fitted with a range of wall and base units, stainless steel sink and drainer, plumbing for washing machine, integrated hob with cooker hood and tiled splashbacks.

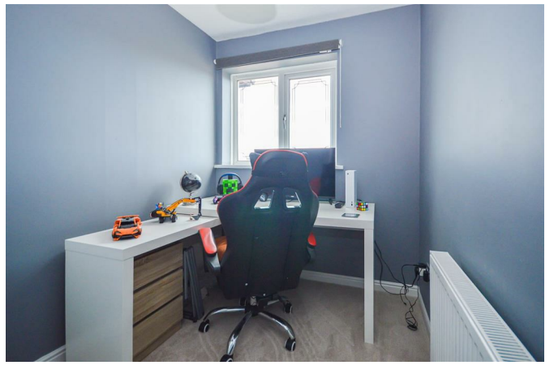


FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, loft access and doors to three bedrooms and the bathroom.

BEDROOM ONE
12'4" x 8'5" (3.77m x 2.59m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
10'9" x 8'6" (3.30m x 2.60m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
9'1" x 6'1" (2.77m x 1.87m)
UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.
6'0" x 5'6" (1.83m x 1.68m)
UPVC double glazed frosted window to the rear elevation, three piece suite comprising panelled bath with shower over, pedestal sink with under sink cupboard, low flush WC and inset spotlights to the ceiling.

OUTSIDE
Externally to the front is a low maintenance lawned garden with driveway parking providing access to the rear. The rear garden offers a patio seating area, low maintenance lawn and timber fencing surrounding.

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.