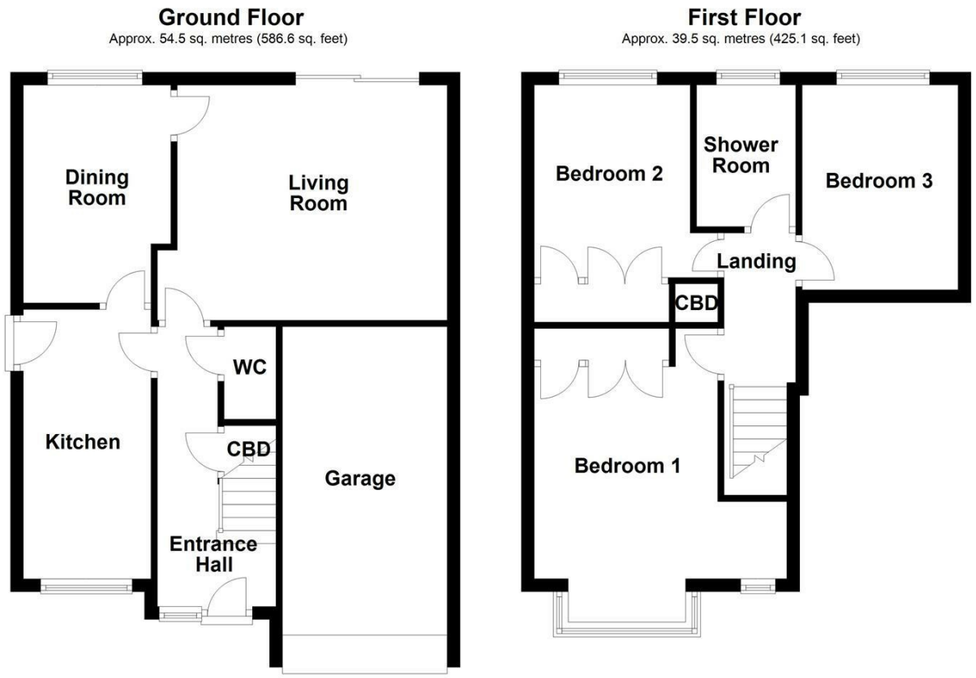


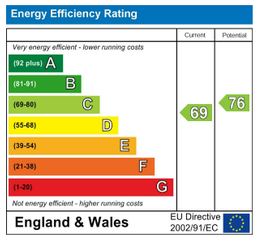
Total area: approx. 94.0 sq. metres (1011.7 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

1 Bannockburn Way, Altofts, WF6 2SQ

For Sale Freehold £289,950

A superb opportunity to purchase this well presented three bedroom detached family home, situated on a modern development and benefitting from enclosed gardens with a pleasant rear outlook, off road parking and a detached garage.

The accommodation briefly comprises an entrance hall with access to a downstairs WC and useful understairs storage, leading through to a spacious living room. There is a modern fitted kitchen with integrated appliances, which in turn provides access to a separate dining room, offering additional reception space and versatility. To the first floor, the landing provides access to three double bedrooms, with bedrooms one and two benefitting from built in wardrobes, along with a contemporary house shower room. Externally, the property benefits from an enclosed rear garden incorporating a patio seating area and lawn, ideal for outdoor dining and entertaining. To the front, there is a tarmac driveway providing off road parking, leading to a detached single garage.

The property is situated within the popular village of Altofts, close to a range of local amenities and well regarded schools, with Normanton town centre nearby offering further facilities including a supermarket and railway station. The M62 motorway is also within easy reach, making the property ideal for commuters.

Only a full internal inspection will fully appreciate the quality and space this home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Accessed via a UPVC double glazed front entrance door with frosted window to the front aspect, staircase with handrail to the first floor landing, central heating radiator and doors providing access to the kitchen, living room, downstairs WC and understairs storage cupboard.

KITCHEN
6'7" x 13'8" (2.01m x 4.19m)
Fitted with a range of wall and base units with laminate worktops and tiled splashback, stainless steel sink with swan neck mixer tap, integrated oven and grill with four ring ceramic hob and extractor hood. Integrated dishwasher, washing machine and 50/50 fridge freezer. Breakfast bar, fully tiled floor, central heating radiator, UPVC double glazed window to the front and side entrance door. Door through to the dining room.

DINING ROOM
11'2" x 7'7" (3.41m x 2.33m)
UPVC double glazed window to the rear, central heating radiator and door leading into the living room.

LIVING ROOM
13'2" min x 14'2" max x 12'0" (4.02m min x 4.33m max x 3.67m)
UPVC double glazed sliding patio doors to the rear garden, ceiling fan and central heating radiator.

W.C.
4'10" x 2'9" (1.49m x 0.84m)
Fitted with low flush WC and wash basin with tiled splashback, central heating radiator and extractor fan.

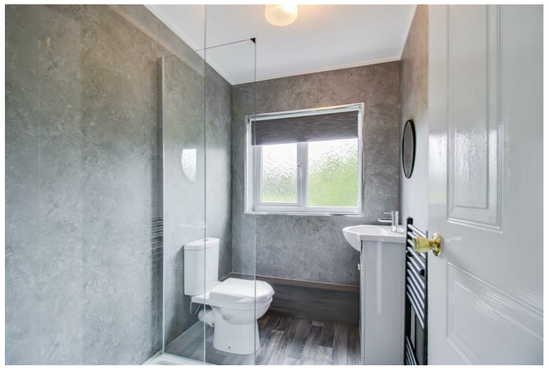
FIRST FLOOR LANDING

BEDROOM ONE
9'2" min x 12'6" max x 11'3" (2.80m min x 3.82m max x 3.45m)
UPVC double glazed boxed bay window to the front along with an additional window, central heating radiator, fitted double wardrobe, single wardrobe and built-in dressing table.

BEDROOM TWO
7'10" min x 9'2" max x 10'1" (2.39m min x 2.80m max x 3.08m)
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM THREE
7'6" x 12'2" (2.31m x 3.72m)
UPVC double glazed window to the rear and central heating radiator.

SHOWER ROOM/W.C.
7'3" x 5'1" (2.22m x 1.57m)
Modern suite comprising walk-in shower with glass screens and mains shower, vanity wash basin and low flush WC. Fully tiled walls, black heated towel rail and frosted UPVC double glazed window to the rear.



OUTSIDE
Externally, to the front there is a tarmac driveway providing off road parking leading to an integral garage, along with a lawned garden and paved pathways. To the rear, there is an enclosed garden with patio seating area, lawn, planted borders and a feature water element, enjoying an open aspect beyond.

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

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.