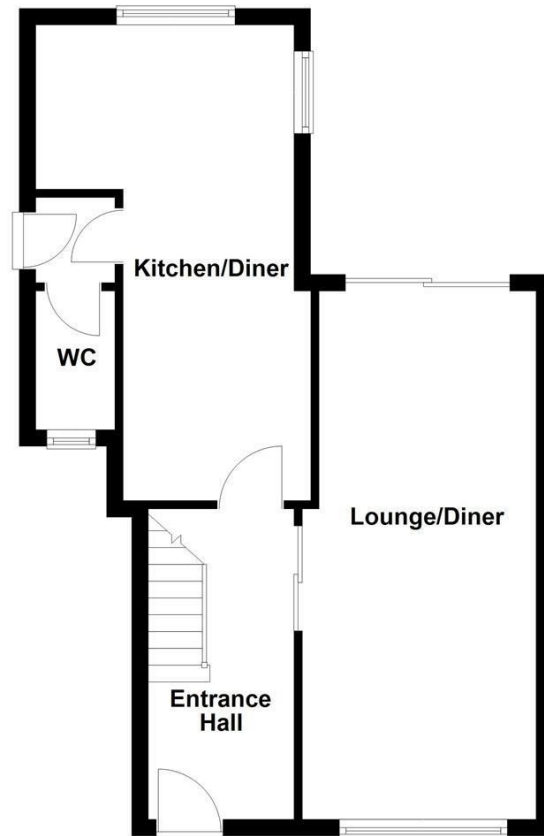


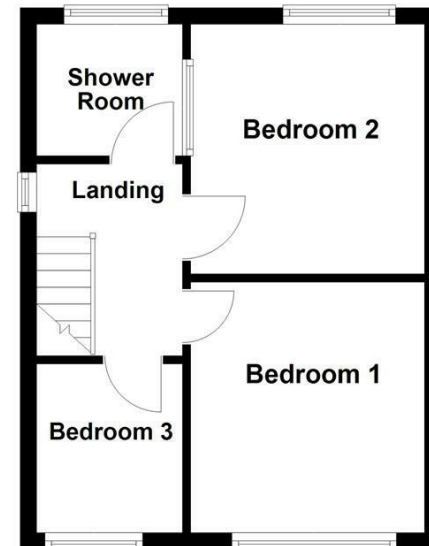


**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.



**4 Hill Crest, Altofts, WF6 2NT**  
**For Sale Freehold £220,000**

Introducing to the market is this extended three bedroom semi detached property located in this popular residential area benefitting from spacious accommodation, driveway parking and a good sized lawned rear garden.

The property briefly comprises of the entrance hall, spacious lounge/diner, kitchen/diner, side porch and downstairs w.c. The first floor landing provides access to three bedrooms (two of which are large doubles) and modern shower room. Outside to the front is a lawned garden and driveway. Whilst to the rear is a good sized lawned garden with flagged patio area, perfect for outdoor dining and entertaining.

Altofts makes an ideal location for a range of buyers, as for the first time buyer and growing family looking in the area it is ideally located for shops and schools, of which can be found within walking distance. Some larger facilities being in Normanton town centre as well. Altofts is also ideal for those who enjoy country walks with great recreational facilities such as pubs, also nearby and in a great catchment area for the local doctors surgery. As for transport links there is bus routes running through Altofts for neighbouring towns and cities such as Wakefield, Castleford and Pontefract. Normanton is home to its own train station for more major city links and the M62 motorway is only a stones throw from the property for those who look to commute further afield.

Perfect for the couple or small family and an early viewing comes highly recommended to fully appreciate the accommodation on offer.



#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed entrance door, central heating radiator, stairs to the first floor landing and doors to the kitchen/diner and lounge/diner.

##### LOUNGE/DINER

20'7" x 9'4" [6.29m x 2.86m]

UPVC double glazed window to the front elevation, central heating radiator, gas fireplace with marble surround and UPVC double glazed sliding patio doors to the rear garden.



##### KITCHEN/DINER

18'11" x 7'6" (min) x 11'11" (max) [5.77m x 2.31m (min) x 3.64m (max)]

Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated cooker, four ring gas hob with extractor fan. Space and plumbing for a washing machine, integrated fridge/freezer, UPVC double glazed windows to the rear and side elevation and central heating radiator.



##### SIDE PORCH

Barn door leading out to the side and door to the downstairs w.c.

##### W.C.

5'5" x 3'4" [1.67m x 1.02m]

Low flush w.c., wash hand basin with mixer tap, extractor fan, central heating radiator and UPVC double glazed frosted window to the front elevation.

##### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, loft access and doors to three bedrooms and shower room.

##### BEDROOM ONE

9'3" x 9'10" [2.83m x 3.02m]

UPVC double glazed window to the front elevation, central heating radiator and range of fitted wardrobes.



##### BEDROOM TWO

9'2" x 9'11" [2.81m x 3.03m]

UPVC double glazed window to the rear elevation, central heating radiator and range of fitted wardrobes.



##### BEDROOM THREE

6'8" x 6'0" [2.05m x 1.83m]

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

##### SHOWER ROOM/W.C.

5'1" x 5'10" [1.57m x 1.79m]

Three piece suite comprising wash hand basin with mixer

tap, low flush w.c. and corner shower unit with overhead shower. Chrome ladder style radiator, extractor fan and UPVC double glazed frosted window to the rear elevation.



##### OUTSIDE

To the front is a lawned garden and driveway providing off road parking for one vehicle. To the rear is a flagged patio area and lawned garden enclosed by timber fencing.



##### 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.

##### COUNCIL TAX BAND

The council tax band for this property is TBC.