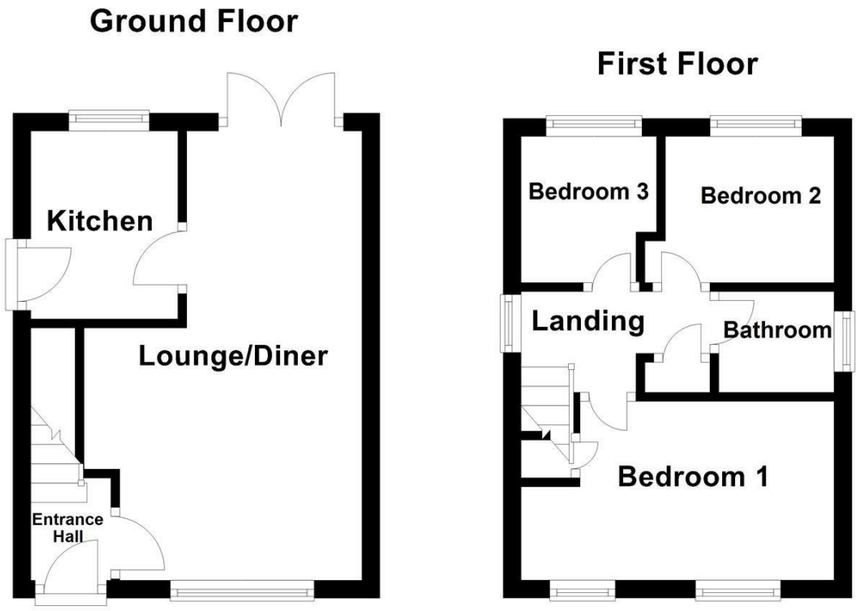
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



8 Bransdale Avenue, Altofts, WF6 2SJ

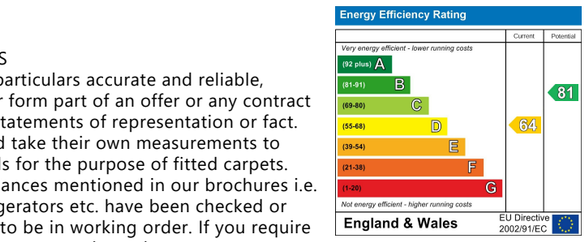
For Sale Freehold £235,000

No chain. Occupying a corner plot position is this well appointed and attractive three bedroom detached family home benefitting UPVC double glazing and gas central heating radiator.

The property fully comprises of entrance hall, lounge/diner and modern kitchen. The first floor landing leads to three bedrooms and modern house bathroom/w.c. Outside, lawned garden to the front and driveway providing off street parking. To the rear is an attractive enclosed lawned garden incorporating flagged terrace patio.

Situated in a popular part of Altofts, the property is well placed to local amenities including shops and schools, as well as good access to the motorway network.

An ideal opportunity for the working couple or growing family looking to gain access to the property market and a viewing comes highly recommended to avoid disappointment.



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
Radiator and stairs to the first floor landing. Door leading through into the lounge/diner.

LOUNGE/DINER
14'10" (max) x 7'6" (min) x 25'1" (4.53m (max) x 2.30m (min) x 7.67m)
Attractive electric modern fire, coving to the ceiling, two radiators, UPVC double glazed window to the front and UPVC double glazed French doors to the rear. Door to modern fitted kitchen.

KITCHEN
11'9" x 7'1" (3.59m x 2.16m)
Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, integrated oven and grill with four ring electric hob and stainless steel filter hood, plumbing for a washing machine, space for a fridge and freezer. Drawers down the base units, radiator, coving to the ceiling, recess LED ceiling spotlights, tiled effect floor, UPVC double glazed window to the rear and UPVC door to the side. Combination boiler is housed in here.

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

BEDROOM ONE
7'1" x 11'9" (min) x 14'10" (max) plus walk in are (2.16m x 3.58m (min) x 4.52m (max) plus walk in are)
UPVC double glazed windows to the front, radiator and door to storage cupboard.

BEDROOM TWO
9'4" x 8'9" (max) x 7'11" (min) (2.86m x 2.69m (max) x 2.43m (min))
UPVC double glazed window to the rear and radiator.

BEDROOM THREE
9'4" x 6'10" (2.86m x 2.09m)
UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.
6'5" x 5'10" (1.98m x 1.78m)
Low flush w.c., pedestal wash basin , panelled bath with mixer shower over and separate attachment. Part tiled walls, UPVC double glazed frosted window to the side, tiled effect floor and heated chrome towel radiator.

OUTSIDE
Lawned gardens to the front with driveway providing off street parking. To the rear, an attractive lawned garden with plants, trees and shrubs bordering incorporating flagged terrace patio area with timber framed shed.

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.