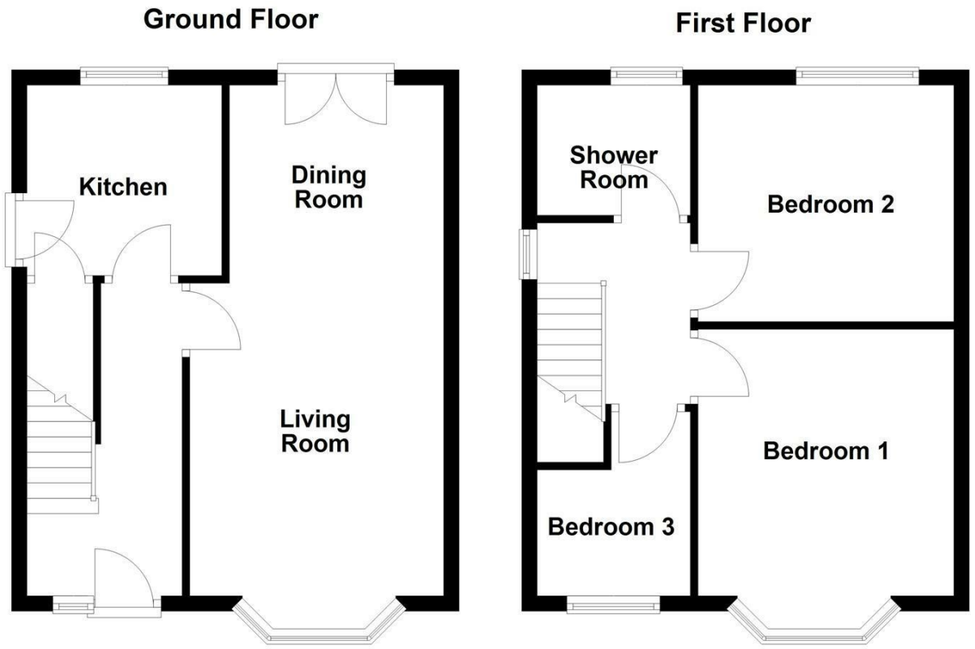
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844






# 42 The Crescent, Altofts, WF6 2QE

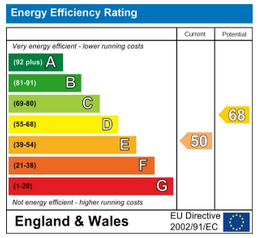
## For Sale Freehold Offers Over £300,000

CHAIN FREE. A charming three bedroom traditional detached family home, offering well proportioned accommodation throughout and occupying a sought after position within the village, with a beautifully maintained rear garden enjoying a pleasant westerly aspect overlooking neighbouring school fields.

The property benefits from gas central heating and UPVC double glazing and is approached via a welcoming entrance hall leading into a spacious living room, featuring a bay window to the front and a feature fireplace. The living room opens through to a separate dining room at the rear, with French doors providing views and access to the garden. The kitchen is fitted with a range of modern units and also overlooks the rear garden. To the first floor, there are two well proportioned double bedrooms, a further single bedroom and a modern refitted shower room serving the accommodation. Externally, the property enjoys well maintained gardens to the front, along with a driveway providing off road parking which continues to the side of the property and leads to a detached single garage. The rear garden is predominantly laid to lawn with neatly maintained hedge boundaries, established planting and paved patio seating areas, ideal for outdoor relaxation and entertaining.

The property is situated within this highly sought after residential area, close to a range of local amenities including shops, schools and recreational facilities. A wider selection of amenities can be found in the nearby town centres of Normanton and Castleford, both of which offer railway stations and convenient access to the motorway network.

Only a full internal inspection will fully appreciate the space, setting and charm this delightful family home has to offer. An early 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

### RECEPTION HALL
13'5" x 6'6" (4.1m x 2.0m)
UPVC front entrance door with side screen, stairs to the first floor landing and central heating radiator.

### LIVING ROOM
13'1" x 10'9" (4.0m x 3.3m)
Display bay window to the front, double central heating radiator and feature inset fireplace housing a gas fired coal effect living flame fire. Open through to the adjoining dining room.



### DINING ROOM
9'2" x 8'6" ( 2.8m x 2.6m)
Two central heating radiators and French doors taking full advantage of views over the rear garden.



### KITCHEN
8'6" x 8'2" (2.6m x 2.5m)
Window overlooking the rear garden and fitted with a range of wood effect wall and base units with laminate worktops and tiled walls and floor. Stainless steel sink unit, four ring gas hob, built in Neff double oven, space and plumbing for a washing machine and integrated under counter fridge. External double glazed door to the side and useful understairs pantry store with further window.



### FIRST FLOOR LANDING
Frosted window to the side and loft access point.

### BEDROOM ONE
11'5" x 11'1" (3.5m x 3.4m)
Splay bay window to the front, central heating radiator and a range of fitted full height wardrobes with dressing table, bedside units and drawers.



### BEDROOM TWO
11'1" x 10'2" (3.4m x 3.1m)
Window overlooking the rear garden and school playing fields beyond, with central heating radiator.



### BEDROOM THREE
8'6" x 6'6" (2.6m x 2.0m)
Window to the front, central heating radiator and over bulkhead storage cupboard.



### SHOWER ROOM/W.C.
6'6" x 5'6" (2.0m x 1.7m)
Refitted to a high standard with tiled walls and floor, frosted window to the rear and a contemporary three piece suite comprising walk in shower with glazed screen and rainfall shower, separate handheld shower, vanity wash basin with storage drawers and low flush WC. Central heating radiator and extractor fan.



### OUTSIDE
To the front, the property has a neat lawned garden with established hedge boundaries and mature shrubs. A driveway runs along the side of the property, providing off road parking and leading to a detached single garage. To the rear, there is a paved patio seating area directly off the house, stepping up to a generous lawned garden with established hedging and planting. A further enclosed garden area to the rear provides a private and sheltered patio, ideal for outdoor dining and entertaining.



### 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.

### WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
" This home has been in the same family for two generations and is the only detached property on one of the top streets in Altofts. The house lends itself to the opportunity to add an amazing extension to go to 4/5 bedrooms and 2/3 bathrooms, but in the meantime any new owner will find they can move into an beautiful, lovingly maintained home without any need for repairs or upgrades. "