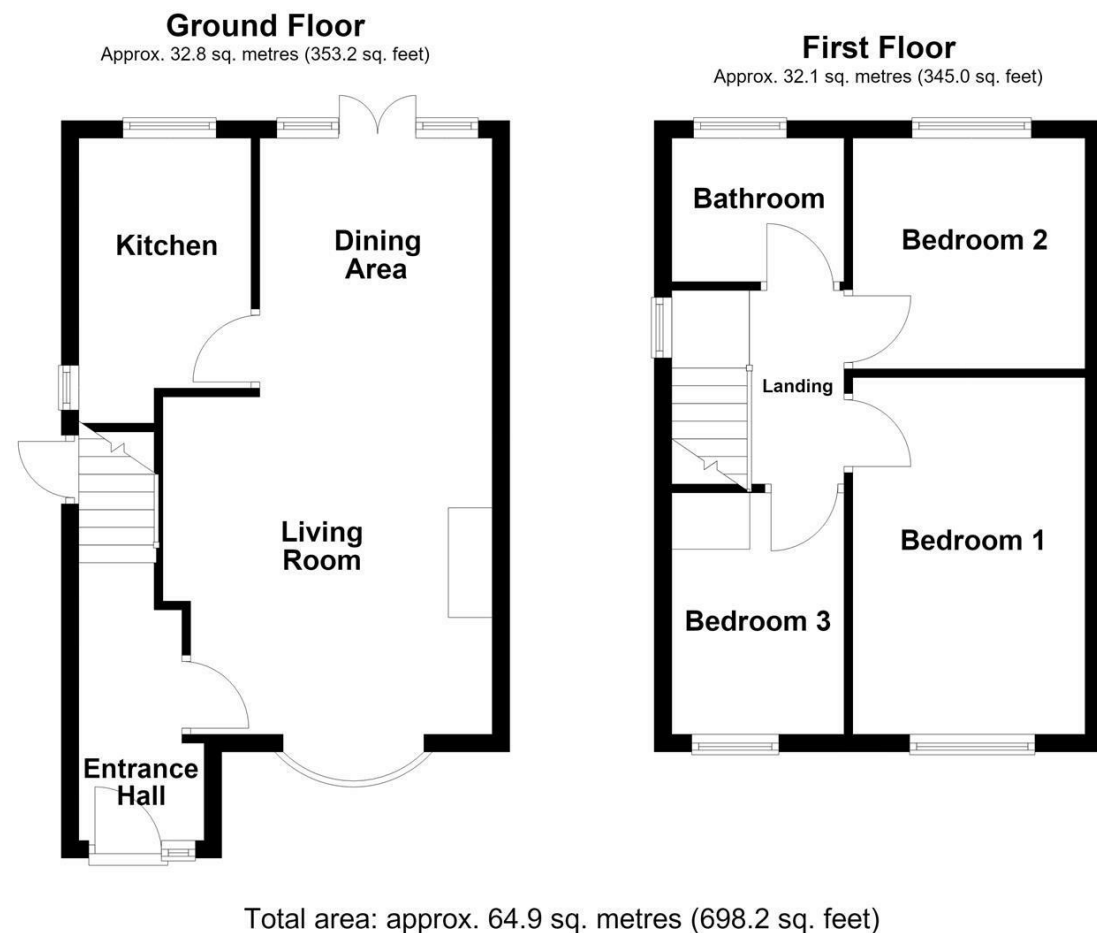


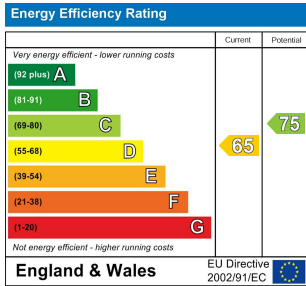


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



## 19 Churchfield Croft, Altofts, WF6 2QD

### For Sale Freehold £210,000

Situated in the popular village of Altofts is this well presented three bedroom end terrace home, offering well proportioned accommodation throughout together with front and rear gardens, off road parking and a larger than average detached garage.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the living room. The living room opens through to the dining area, which in turn provides access to the rear garden and fitted kitchen. To the first floor are three bedrooms and the house bathroom, with loft access from the landing. Bedrooms one and two both benefit from fitted storage. Externally, to the front is a lawned garden with mature planting and a tarmacadam driveway providing off road parking. The driveway continues along the side of the property to the detached garage at the rear, which benefits from an electric up and over door, power and lighting.

The rear garden is also lawned, with mature planting and paved patio areas ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, making it particularly suitable for both children and pets.

Altofts is a popular location for a range of buyers, including first time buyers, professional couples and growing families. Local shops and schools are within easy reach, with a broader range of amenities available in nearby Normanton, Castleford and Pontefract. Normanton also benefits from its own railway station, while the M62 motorway network is readily accessible for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glazed panel leading into the entrance hall. Decorative wall panelling to one wall, coving to the ceiling, central heating radiator and staircase providing access to the first floor landing. Door providing access into the living room



LIVING ROOM

12'7" x 12'4" [3.85 x 3.78]

UPVC double glazed bay window overlooking the front elevation. Feature gas fireplace with tiled hearth and surround and timber mantle, together with coving to the ceiling. Opening through to the dining area.

DINING AREA

9'4" x 7'4" [2.87m x 2.26m]

UPVC double glazed French doors opening onto the rear garden, central heating radiator and coving to the ceiling. Door providing access into the kitchen.



KITCHEN

10'4" x 7'9" [3.15 x 2.38]

Fitted with a range of wall and base units with laminate work surfaces over, incorporating a sink and drainer with mixer tap. Space for a freestanding cooker, space and plumbing for a washing machine and slimline dishwasher, together with space for an undercounter fridge and freezer. Tiled finishes, central heating radiator, frosted UPVC double glazed window overlooking the side elevation and UPVC double glazed window overlooking the rear.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, coving to the ceiling and loft access. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

13'2" x 9'4" [4.02m x 2.85m]

UPVC double glazed window overlooking the front elevation and central heating radiator. A range of fitted wardrobes and storage units together with a vanity unit



BEDROOM TWO

8'7" x 8'7" [2.64m x 2.63m]

UPVC double glazed window overlooking the rear elevation and central heating radiator. A range of fitted wardrobes and storage units.



BEDROOM THREE

11'11" x 6'3" [3.65 x 1.93]

UPVC double glazed window overlooking the front elevation and central heating radiator. Bulkhead with fitted storage above.

HOUSE BATHROOM

6'6" x 5'5" [2.00m x 1.67m]

Frosted UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower over and glazed shower screen. Fully tiled walls.



OUTSIDE

To the front is a lawned garden with a range of mature shrubs and flowers, enclosed by timber fencing. A tarmacadam driveway provides off road parking and continues along the side of the property to the detached garage at the rear. To the rear is a lawned garden with mature shrubs and flowers together with paved patio areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.



DETACHED GARAGE

Larger than average single detached garage with electric up and over door, power and lighting.

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.