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

23 Hastings Court, Altofts, WF6 2SH

For Sale Freehold £425,000

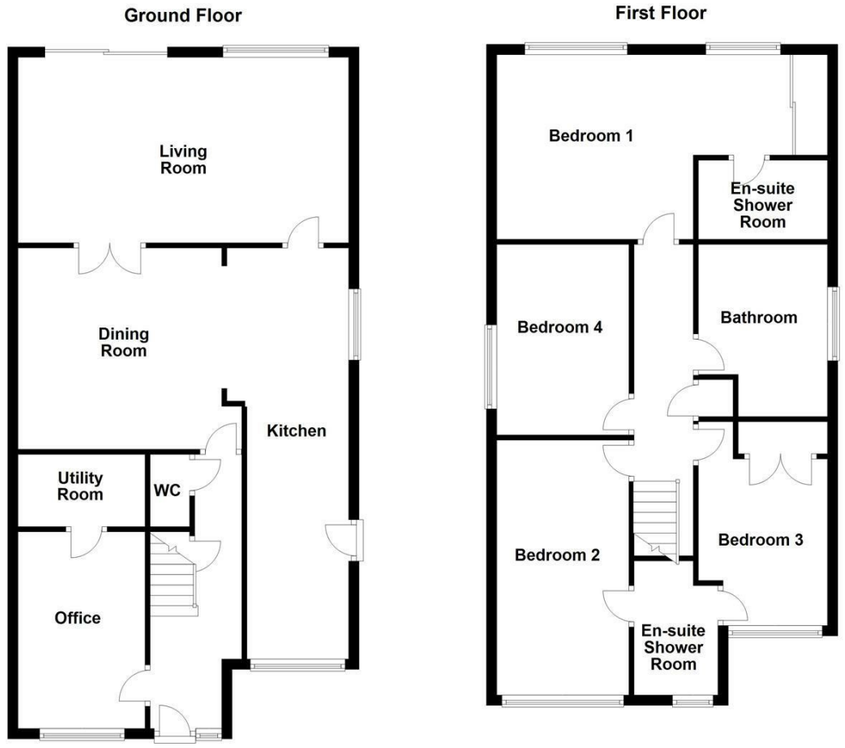
A substantial and extended four bedroom detached family home, which has been the subject of significant investment in recent years, now offering high specification accommodation including two en suite bedrooms and enjoying spectacular open views to the rear.

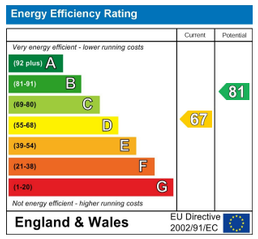
The property benefits from a high efficiency air source heating system and predominantly replaced double glazed windows, creating an energy efficient and comfortable home. It is approached via a welcoming central reception hall with a guest cloakroom. Spanning the rear of the property is an impressive family room featuring large picture windows and French doors, designed to take full advantage of the outlook over the garden and open countryside beyond.

There is also a superb dining kitchen, refitted to an excellent standard, which flows through to a separate dining room. Completing the ground floor is a dedicated home office and a separate utility room, providing practical and versatile living space. To the first floor, the principal bedroom is positioned to the rear, benefitting from far reaching views, and leads through an archway into a dressing area and a well appointed en suite shower room. Bedrooms two and three are generous doubles located to the front and share a further en suite shower room, while the fourth double bedroom is served by a stylish house bathroom fitted with a contemporary four piece suite. Externally, the property features a resin driveway to the front providing off street parking. The main gardens are located to the rear and include a wide block paved patio area with pergola, stepping up to a composite deck with glazed balustrades, ideal for enjoying the open views. Steps then lead down to a further tiered garden area.

The property is situated at the head of a cul de sac in a popular residential area, within easy reach of local shops, schools and recreational facilities. A wider range of amenities can be found in nearby Normanton and Castleford, both of which offer railway stations and convenient access to the national motorway network.

Only a full internal inspection will fully appreciate the quality, space and setting this exceptional home has to offer.





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
Composite front entrance door with side screen, wood strip flooring, staircase to the first floor, double central heating radiator and useful understairs storage cupboard.

W.C.
4'3" x 2'7" (1.30m x 0.80m)
Fitted with a two piece white and chrome suite comprising low flush W.C. and corner wash basin. Central heating radiator and extractor fan.

KITCHEN
25'3" x 6'6" (7.70m x 2.00m)
Window to the front, side external door and fitted with a range of contemporary dark blue wall and base units with wood effect laminate worktops incorporating a ceramic sink unit. Four ring ceramic hob with extractor hood above, built in oven and grill, integrated dishwasher and space for a tall fridge freezer. Double central heating radiator and breakfast bar. Archway leading through to the dining room.

DINING ROOM
13'1" x 11'9" (4.00m x 3.60m)
Two frosted windows to the side, central heating radiator and continuation of the tiled flooring. Double doors leading to the family room.

LIVING ROOM
20'8" x 11'9" (6.30m x 3.60m)
Large picture window and French doors to the rear patio, central heating radiator and open views to the rear.

OFFICE
12'5" x 7'2" (3.80m x 2.20m)
Window to the front and central heating radiator.

UTILITY ROOM
7'6" x 4'7" (2.30m x 1.40m)
Stainless steel sink unit, space and plumbing for a washing machine and housing the air source heating system.

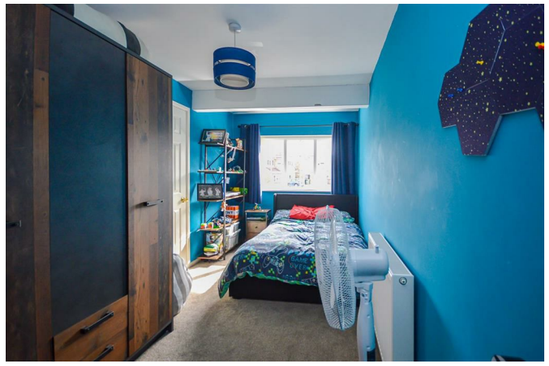
FIRST FLOOR LANDING
Loft access point and built-in linen cupboard.

BEDROOM ONE
11'9" x 10'2" (3.60m x 3.10m)
Window to the rear with views, central heating radiator and archway to the dressing room.

DRESSING ROOM
10'2" x 6'2" (3.10m x 1.90m)
Window to the rear and full width fitted wardrobes.

EN SUITE SHOWER ROOM/W.C.
7'10" x 4'11" (2.40m x 1.50m)
Fully tiled and fitted with a three piece suite comprising large shower cubicle with twin head shower and glazed screen, vanity wash basin with storage below and low flush W.C. Chrome heated towel rail and extractor fan.

BEDROOM TWO
17'0" x 7'6" (5.20m x 2.30m)
Window to the front and double central heating radiator. Access to Jack and Jill en suite.



JACK AND JILL EN SUITE SHOWER ROOM/W.C.
8'2" x 4'11" (2.50m x 1.50m)
Frosted window to the front, tiled walls and floor and fitted with a three piece suite comprising corner shower cubicle with electric shower, vanity wash basin and low flush W.C. Double central heating radiator and extractor fan. Connecting door to bedroom three.

BEDROOM THREE
13'1" x 9'2" (4.00m x 2.80)
Window to the front, double central heating radiator and fitted wardrobes.

BEDROOM FOUR
12'1" x 7'6" (3.70m x 2.30m)
Window to the side and double central heating radiator.

FAMILY BATHROOM/W.C.
11'1" x 9'2" (3.40m x 2.80m)
Refitted with a four piece suite comprising freestanding bath with shower attachment, separate shower cubicle with twin head shower and glazed screen, vanity wash basin and low flush W.C. Frosted window to the side, heated towel rail and extractor fan.

OUTSIDE
To the front, there is a resin driveway providing off street parking. To the rear, there is a low maintenance garden with a large block paved patio and pergola, steps up to a composite decked seating area with glazed balustrade enjoying open countryside views, and a further tiered garden area below.

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

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.