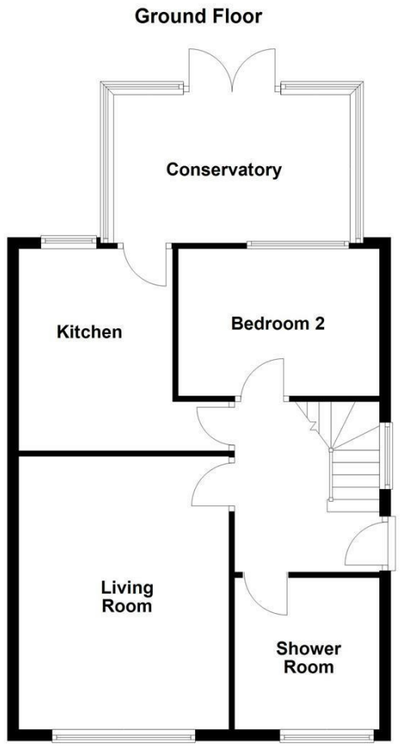
WAKEFIELD
01924 291 294

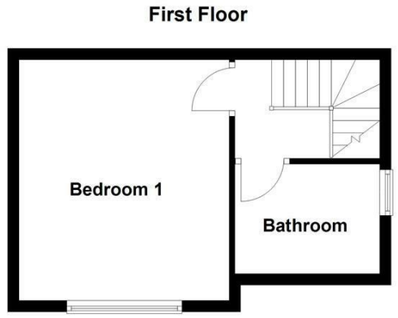
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844





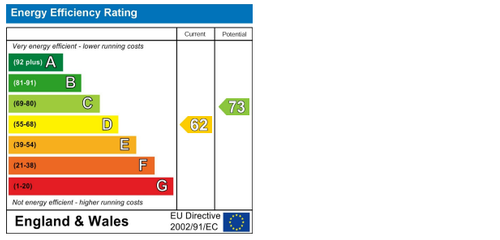
49 Churchfield Croft, Altofts, WF6 2QB

For Sale Freehold £235,000

Originally constructed as a three-bedroom home, this property has been thoughtfully reconfigured to provide two spacious bedrooms and two bathrooms. This well-presented dormer bungalow, featuring a conservatory extension to the rear, is situated in a highly sought-after residential area.

Benefiting from a gas-fired central heating system and sealed unit double-glazed windows, the property offers well-proportioned accommodation with scope for further extension if desired. A welcoming reception hall provides access from the side of the property into a generously sized living room, featuring a focal fireplace and a large picture window overlooking the front garden. To the rear, the well-appointed kitchen is fitted with a comprehensive range of units and integrated appliances, seamlessly flowing into the conservatory, which enjoys pleasant views over the enclosed rear garden. Also on the ground floor is a spacious second double bedroom and a modern shower room, originally designed as the third bedroom. To the first floor lies the principal bedroom, a generous space complemented by an extensive range of fitted furniture and an adjoining house bathroom featuring a three-piece suite with a jacuzzi bath. Externally, the property enjoys a neatly maintained front garden with a driveway providing off-street parking and leading to a single garage. The enclosed rear garden is primarily laid to lawn, with a pleasant patio seating area ideal for outdoor relaxation.

This attractive property is located on the fringe of Altofts, within easy reach of local shops, schools, and recreational facilities. A wider range of amenities can be found in the nearby centres of Normanton and Castleford, both offering railway stations and convenient access to the national motorway network.



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
9'10" x 8'6" (3.0m x 2.6m)
UPVC side entrance door into the reception hall, central heating radiator, stairs to the first floor landing with understairs storage. Doors to the kitchen, living room, bedroom two and the shower room.

LIVING ROOM
15'8" x 12'1" (4.8m x 3.7m)
UPVC double glazed bow window to the front, central heating radiator, feature fireplace with ornate style surround with a marbled interior and hearth housing a living flame coal effect gas fire.

KITCHEN
11'9" x 9'2" (3.6m x 2.8m)
UPVC double glazed window to the rear, door into the conservator, central heating radiator. Fitted with a good range of gloss white fronted wall and base units with laminate worktops and tiled splashbacks. Inset sink unit, ceramic hob with filter hood over, built-in double oven, space and plumbing for a washing machine, and integrated fridge.

CONSERVATORY
10'2" x 8'6" (3.1m x 2.6m)
UPVC double glazed windows surrounding with UPVC double glazed French doors to the rear, central heating radiator.

BEDROOM TWO
11'9" x 8'6" (3.6m x 2.6m)
UPVC double glazed window to the conservatory, central heating radiator.

SHOWER ROOM
8'10" x 8'6" (2.7m x 2.6m)
Frosted UPVC double glazed window to the front, central heating radiator, fully tiled. Fitted with a three piece suite comprising of a wide corner shower with glazed screen, vanity wash basin with cupboards under, low suite W.C. with concealed cistern.

FIRST FLOOR LANDING
Doors into bedroom one and the bathroom.

BEDROOM ONE
14'1" x 12'1" (4.3m x 3.7m)
UPVC double glazed window to the front, central heating radiator, access into the eaves, a range of fitted furniture including, wardrobes, drawers, a dressing table and bedside tables.

BATHROOM
8'6" x 6'6" (2.6m x 2.0m)
Frosted UPVC double glazed window to the side, central heating radiator, tiled walls. Fitted with a three piece suite comprising of a panelled bath with jacuzzi function, pedestal wash basin and a low suite W.C..

OUTSIDE
To the front, the property has a neat lawned garden with planted borders as well as a gated block-paved drive that provides off-street parking and passes the side of the bungalow to the rear where there is a single garage. To the rear of the bungalow there is a further enclosed garden with a tall boundary hedge for privacy, lawn, and a small paved patio sitting area as well as shrub borders.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.